



**FirstService**  
RESIDENTIAL

**7DCY GRAND PANAMA BEACH RESORT CONDOMINIUM  
ASSOCIATION INC**  
**BOARD PACKAGE - FRO**

For period ending December 31, 2025

*Confidential - For Management Use Only*

**BOARD PACKAGE - FRO**

December 31, 2025

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**Disclosures:**

1. Please note effective January 1, 2013 – for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

# Notes to Financials

December 31, 2025

**1 SPA**

No due to/from SPA setup b/c funds are in Operating account and considered operating assets.

**2 2024 Audit**

2024 AJEs from the CPA were recorded on 8/01/2025

# Executive Summary

December 31, 2025

**TOTAL CASH**

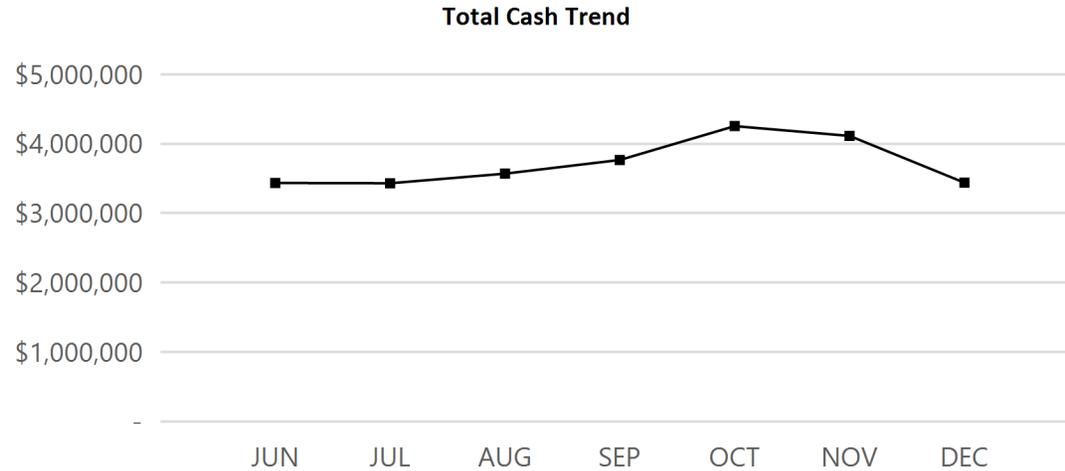
Operating	\$66,220
Other	-
Reserves	\$3,373,635
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$3,439,855</b>

**OPERATING CASH**

Beginning Cash	\$765,615
Change in Cash	(\$699,395)
Ending Cash	\$66,220
Less: Accruals	\$252,231
Less: Current Accounts Payable	-
<b>Adjusted Operating Cash</b>	<b>(\$186,011)</b>

**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
AF Attorney Fees	-	-	\$2,250	-	\$2,250
BC Return Check Fees	\$60	-	-	-	\$60
II Interest Income	\$962	-	-	\$1,280	\$2,243
LF Late Fees	\$949	-	-	-	\$949
MI Miscellaneous	-	-	-	\$300	\$300
MM Maintenance Fees	(\$13,196)	\$8,034	\$6,985	\$32,272	\$34,095
SM Special Assessment	-	-	\$54,968	-	\$54,968
UA Annual Storage Fee	(\$3,955)	(\$489)	(\$9)	\$945	(\$3,508)
UF Reminder Collection Cost	\$385	-	-	-	\$385
<b>TOTAL</b>	<b>(\$14,796)</b>	<b>\$7,545</b>	<b>\$64,195</b>	<b>\$34,797</b>	<b>\$91,741</b>



# Executive Summary

December 31, 2025

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$351,925	\$337,569	\$14,356	\$5,212,061	\$4,050,894	\$1,161,167	\$4,050,894	\$1,161,167
TOTAL EXPENSES	\$1,292,088	\$337,274	(\$954,814)	\$5,207,816	\$4,047,442	(\$1,160,374)	\$4,047,442	(\$1,160,374)
NET INCOME/(LOSS)	(\$940,164)	\$295	(\$940,459)	\$4,245	\$3,452	\$793	\$3,452	\$793

### Expense Summary

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$20,841	\$23,830	\$2,989	\$246,053	\$286,125	\$40,072	\$286,125	\$40,072
PROPERTY INSURANCE	\$56,699	\$72,485	\$15,786	\$862,563	\$869,831	\$7,268	\$869,831	\$7,268
UTILITIES	\$30,402	\$38,253	\$7,851	\$498,789	\$459,014	(\$39,775)	\$459,014	(\$39,775)
CONTRACTS	\$72,650	\$93,710	\$21,060	\$1,127,906	\$1,124,432	(\$3,474)	\$1,124,432	(\$3,474)
OPERATING SALARIES & BENEFITS	\$22,348	\$11,165	(\$11,183)	\$206,919	\$134,035	(\$72,884)	\$134,035	(\$72,884)
REPAIRS/MAINTENANCE	\$76,743	\$32,781	(\$43,962)	\$434,209	\$393,405	(\$40,804)	\$393,405	(\$40,804)
SPECIAL ASSESSMENT	\$938,536	-	(\$938,536)	\$954,254	-	(\$954,254)	-	(\$954,254)
RESERVE TRANSFERS	\$73,870	\$65,050	(\$8,820)	\$877,121	\$780,600	(\$96,521)	\$780,600	(\$96,521)

# Executive Summary

December 31, 2025

**CASH SUMMARY**

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
<b>Operating</b>					
OPR4 - SERVIS1st BANK OPR CK	OPERATING CHECKING - SERVIS1st BANK OPR CK	-	-	-	-
OPR1 - VALLEY BANK OPR CHG CLICK	CHECKING PRIMARY OPERATING LOCKBOX - VALLEY BANK OPR CHG CLICK	\$765,615	\$915,631	\$1,615,026	\$66,220
OPR2 - FIRST CITIZENS BANK OPR CKG	OPERATING CHECKING - FIRST CITIZENS BANK OPR CKG	-	-	-	-
OPR3 - SERVIS1st BANK OPR MM - INSURANCE ACCT	OPERATING MONEY MARKET - SERVIS1st BANK OPR MM - INSURANCE ACCT	-	-	-	-
CIT1 - CASH IN TRANSIT OPR	- CASH IN TRANSIT OPR	-	-	-	-
<b>Total Operating</b>		<b>\$765,615</b>	<b>\$915,631</b>	<b>\$1,615,026</b>	<b>\$66,220</b>
<b>Reserves</b>					
RSV3 - SERVIS1st BANK RSV MM	RESERVES MONEY MARKET - SERVIS1st BANK RSV MM	-	-	-	-
RSV1 - VALLEY BANK MM RSV Closed 1/08/2025	MONEY MARKET RESERVES - VALLEY BANK MM RSV Closed 1/08/2025	\$3,348,296	\$73,870	\$48,532	\$3,373,635
CIT2 - CASH IN TRANSIT RSV	- CASH IN TRANSIT RSV	-	\$65,050	\$65,050	-
<b>Total Reserves</b>		<b>\$3,348,296</b>	<b>\$138,920</b>	<b>\$113,582</b>	<b>\$3,373,635</b>
<b>Total Cash</b>		<b>\$4,113,911</b>	<b>\$1,054,551</b>	<b>\$1,728,608</b>	<b>\$3,439,855</b>



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 229	Cash-Operating - 229 Valley National	66,220	765,615	(699,395)	66,220	0	66,220
10200	Due (To)/From Reserves	(523,051)	(523,051)	0	(523,051)	0	(523,051)
10300	Accounts Receivable	80,104	100,271	(20,166)	80,104	0	80,104
10310	Special Assessment Receivable	54,968	78,879	(23,910)	54,968	0	54,968
10390 00	Allowance for Bad Debt - 00	(13,921)	(13,921)	0	(13,921)	0	(13,921)
10500	Prepaid Insurance	484,420	177,567	306,853	484,420	0	484,420
10549	A/P Clearing	25,554	19,553	6,001	25,554	0	25,554
10550	A/R Clearing	(670)	(520)	(150)	(670)	0	(670)
<b>**TOTAL CURRENT ASSETS</b>		<b>\$173,625</b>	<b>\$604,393</b>	<b>(\$430,767)</b>	<b>\$173,625</b>	<b>\$0</b>	<b>\$173,625</b>
<b>**RESTRICTED FUNDS</b>							
12010 229a	Cash-Reserves - 229a Valley National	3,373,635	3,348,296	25,338	3,373,635	0	3,373,635
12045	Due (To)/From Operating	523,051	523,051	0	523,051	0	523,051
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$3,896,686</b>	<b>\$3,871,347</b>	<b>\$25,338</b>	<b>\$3,896,686</b>	<b>\$0</b>	<b>\$3,896,686</b>
<b>**OTHER ASSETS</b>							
10800	Unbilled Special Assessment	0	938,536	(938,536)	0	0	0
19010	Utility Deposits	9,980	9,980	0	9,980	0	9,980
<b>**TOTAL OTHER ASSETS</b>		<b>\$9,980</b>	<b>\$948,516</b>	<b>(\$938,536)</b>	<b>\$9,980</b>	<b>\$0</b>	<b>\$9,980</b>
<b>**FIXED ASSETS</b>							
16014	Property and Equipment	2,349,820	2,349,820	0	2,349,820	0	2,349,820
16090 00	Accumulated Depr - 00	(285,718)	(285,718)	0	(285,718)	0	(285,718)



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
<b>**TOTAL FIXED ASSETS</b>		<b>\$2,064,102</b>	<b>\$2,064,102</b>	<b>\$0</b>	<b>\$2,064,102</b>	<b>\$0</b>	<b>\$2,064,102</b>
<b>**TOTAL ASSETS</b>		<b>\$6,144,393</b>	<b>\$7,488,358</b>	<b>(\$1,343,965)</b>	<b>\$6,144,393</b>	<b>\$0</b>	<b>\$6,144,393</b>
<b>LIABILITIES</b>							
<b>**CURRENT LIABILITIES</b>							
20005	Guest Registration Fees	2,670	2,670	0	2,670	0	2,670
20010	Accrued Expenses	252,231	135,308	116,923	252,231	0	252,231
20100	Prepaid Assessments	43,331	33,668	9,663	43,331	0	43,331
20110	Prepaid Special Assessment	0	4,221	(4,221)	0	0	0
20150	Deferred Storage Income	0	5,455	(5,455)	0	0	0
20156 00	Prepaid Rent - 00 General	0	6,250	(6,250)	0	0	0
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$298,233</b>	<b>\$187,572</b>	<b>\$110,660</b>	<b>\$298,233</b>	<b>\$0</b>	<b>\$298,233</b>
<b>**OTHER LIABILITIES</b>							
24003	Loan Payable	0	550,597	(550,597)	0	0	0
<b>**TOTAL OTHER LIABILITIES</b>		<b>\$0</b>	<b>\$550,597</b>	<b>(\$550,597)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>**SPECIAL ASSESSMENT LIABILITIES</b>							
21000 00	S/A Liability-Billed - 00	1,903,692	1,903,692	0	1,903,692	0	1,903,692
21004	S/A Loan Principal Paid	(1,891,488)	(920,848)	(970,640)	(1,891,488)	0	(1,891,488)
21010 03	S/A Liability-Spent - 03 Bank Loan Costs	(7,467)	(7,467)	0	(7,467)	0	(7,467)
<b>**TOTAL SPECIAL ASSESSMENT LIABILITIES</b>		<b>\$4,737</b>	<b>\$975,377</b>	<b>(\$970,640)</b>	<b>\$4,737</b>	<b>\$0</b>	<b>\$4,737</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	3,800,164	3,783,646	16,518	3,800,164	0	3,800,164

Entity: 7DCY  
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Balance Sheet  
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GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC

# Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
30080	Reserves - Interest	96,521	87,701	8,820	96,521	0	96,521
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$3,896,686</b>	<b>\$3,871,347</b>	<b>\$25,338</b>	<b>\$3,896,686</b>	<b>\$0</b>	<b>\$3,896,686</b>
<b>**TOTAL LIABILITIES</b>		<b>\$4,199,655</b>	<b>\$5,584,893</b>	<b>(\$1,385,238)</b>	<b>\$4,199,655</b>	<b>\$0</b>	<b>\$4,199,655</b>
<b>**MEMBERS EQUITY</b>							
38880	Fund Balance	(10,367)	(10,367)	0	(10,367)	0	(10,367)
38888	Fund Balance - Loan	1,950,859	969,422	981,437	1,950,859	0	1,950,859
Current Year Net Income/ (Loss)		4,245	944,409	(940,164)	4,245	0	4,245
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$1,944,738</b>	<b>\$1,903,464</b>	<b>\$41,273</b>	<b>\$1,944,738</b>	<b>\$0</b>	<b>\$1,944,738</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$6,144,393</b>	<b>\$7,488,358</b>	<b>(\$1,343,965)</b>	<b>\$6,144,393</b>	<b>\$0</b>	<b>\$6,144,393</b>

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	208,823	208,821	2	0.0%	2,505,871	2,505,874	(3)	0.0%	2,505,874	3
40002	Reserve Income	65,050	65,050	0	0.0%	780,600	780,600	0	0.0%	780,600	0
40003	Special Assessment	(938,536)	0	(938,536)	0.0%	0	0	0	0.0%	0	0
40004	Special Assessment Transfer	938,536	0	938,536	0.0%	954,254	0	954,254	0.0%	0	(954,254)
40011	Late Fee Income	1,314	0	1,314	0.0%	1,314	0	1,314	0.0%	0	(1,314)
40014	Legal Fee Income	0	0	0	0.0%	4,000	0	4,000	0.0%	0	(4,000)
40025	Returned Check Fees	60	0	60	0.0%	470	0	470	0.0%	0	(470)
40055	Vending Machine	0	0	0	0.0%	1,336	0	1,336	0.0%	0	(1,336)
40058	Security Service	19,229	35,413	(16,184)	-45.7%	498,531	425,000	73,531	17.3%	425,000	(73,531)
40078	Late Fee Interest	1,103	0	1,103	0.0%	7,883	0	7,883	0.0%	0	(7,883)
40080	Operating Interest	0	0	0	0.0%	2,755	0	2,755	0.0%	0	(2,755)
40081	Reserve Interest	8,820	0	8,820	0.0%	96,521	0	96,521	0.0%	0	(96,521)
40090	Miscellaneous Income	0	0	0	0.0%	16,466	0	16,466	0.0%	0	(16,466)
40093	Capital Contribution	0	0	0	0.0%	150	0	150	0.0%	0	(150)
40115	Administrative Fee	528	0	528	0.0%	1,528	0	1,528	0.0%	0	(1,528)
41000	Rental Income	15,682	14,850	832	5.6%	227,895	178,200	49,695	27.9%	178,200	(49,695)
41005	Storage Income	8,815	5,935	2,880	48.5%	66,785	71,220	(4,435)	-6.2%	71,220	4,435
41010	Maintenance Chargeback	0	0	0	0.0%	319	0	319	0.0%	0	(319)
42000	Estoppel Income	0	0	0	0.0%	382	0	382	0.0%	0	(382)
42010	Beach Service Income	22,500	7,500	15,000	>100%	45,000	90,000	(45,000)	-50.0%	90,000	45,000
<b>OPERATING REVENUE TOTAL:</b>		<b>\$351,925</b>	<b>\$337,569</b>	<b>\$14,356</b>	<b>4.3%</b>	<b>\$5,212,061</b>	<b>\$4,050,894</b>	<b>\$1,161,167</b>	<b>28.7%</b>	<b>\$4,050,894</b>	<b>(\$1,161,167)</b>
<b>TOTAL REVENUE:</b>		<b>\$351,925</b>	<b>\$337,569</b>	<b>\$14,356</b>	<b>4.3%</b>	<b>\$5,212,061</b>	<b>\$4,050,894</b>	<b>\$1,161,167</b>	<b>28.7%</b>	<b>\$4,050,894</b>	<b>(\$1,161,167)</b>

EXPENSES

ADMINISTRATIVE

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50008	Accounting Fees - Tax Prep & Financial Audit	0	837	837	100.0%	8,540	10,000	1,460	14.6%	10,000	1,460
50015	Bank Charges	75	0	(75)	0.0%	655	0	(655)	0.0%	0	(655)
50025	Copier Maint/Supply	0	58	58	100.0%	4,672	674	(3,998)	<-100%	674	(3,998)
50045	Legal Fees Association Matters	10,536	413	(10,123)	<-100%	41,792	5,000	(36,792)	<-100%	5,000	(36,792)
50048	Annual Condo Fees	0	96	96	100.0%	0	1,196	1,196	100.0%	1,196	1,196
50050	License, Taxes, Permit	0	0	0	0.0%	0	0	0	0.0%	0	0
50050	License, Taxes, Permit Elevators	0	32	32	100.0%	0	450	450	100.0%	450	450
50050	License, Taxes, Permit Pool/Spa	0	178	178	100.0%	2,125	2,125	0	0.0%	2,125	0
50050	License, Taxes, Permit Other	0	51	51	100.0%	1,946	645	(1,301)	<-100%	645	(1,301)
50053	Corporate Annual Report	0	6	6	100.0%	170	61	(109)	<-100%	61	(109)
50055	Meeting Costs / Electronic Voting	0	56	56	100.0%	230	650	420	64.6%	650	420
50075	Office Supplies	0	500	500	100.0%	9,310	6,000	(3,310)	-55.2%	6,000	(3,310)
50081	Printing And Postage	1,965	179	(1,786)	<-100%	3,163	2,170	(993)	-45.8%	2,170	(993)
50102	Bank Loan Fees	0	5,530	5,530	100.0%	0	66,415	66,415	100.0%	66,415	66,415
50103	Loan Interest	1,318	5,200	3,882	74.6%	51,385	62,444	11,059	17.7%	62,444	11,059
50105	Property Taxes	0	551	551	100.0%	0	6,579	6,579	100.0%	6,579	6,579
50110	Miscellaneous Expenses	0	0	0	0.0%	(121)	0	121	0.0%	0	121
50111	Wristbands	0	337	337	100.0%	5,267	4,000	(1,267)	-31.7%	4,000	(1,267)
50125	Web Page/Internet	1,433	312	(1,121)	<-100%	9,786	3,700	(6,086)	<-100%	3,700	(6,086)
50126	Parking Expense	0	0	0	0.0%	4,537	0	(4,537)	0.0%	0	(4,537)
50130	Maintenance Fee Exp	5,514	5,396	(118)	-2.2%	66,172	64,807	(1,365)	-2.1%	64,807	(1,365)
50131	Uniforms	0	163	163	100.0%	2,756	2,000	(756)	-37.8%	2,000	(756)
51044	Sales & Use Tax	0	3,935	3,935	100.0%	33,669	47,209	13,540	28.7%	47,209	13,540

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/(Over)
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$20,841</b>	<b>\$23,830</b>	<b>\$2,989</b>	<b>12.5%</b>	<b>\$246,053</b>	<b>\$286,125</b>	<b>\$40,072</b>	<b>14.0%</b>	<b>\$286,125</b>	<b>\$40,072</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	56,699	72,485	15,786	21.8%	862,563	869,831	7,268	0.8%	869,831	7,268
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$56,699</b>	<b>\$72,485</b>	<b>\$15,786</b>	<b>21.8%</b>	<b>\$862,563</b>	<b>\$869,831</b>	<b>\$7,268</b>	<b>0.8%</b>	<b>\$869,831</b>	<b>\$7,268</b>
<b>UTILITIES</b>											
54050	Electricity	4,784	12,138	7,354	60.6%	145,754	145,590	(164)	-0.1%	145,590	(164)
54070	Water & Sewer	13,736	15,435	1,699	11.0%	244,500	185,231	(59,269)	-32.0%	185,231	(59,269)
54080	Gas/Fuel Oil	777	4,236	3,459	81.6%	40,278	50,799	10,521	20.7%	50,799	10,521
54095	Trash	10,609	6,000	(4,609)	-76.8%	59,192	72,000	12,808	17.8%	72,000	12,808
54100	Telephone	496	444	(52)	-11.7%	9,064	5,394	(3,670)	-68.0%	5,394	(3,670)
<b>UTILITIES TOTAL:</b>		<b>\$30,402</b>	<b>\$38,253</b>	<b>\$7,851</b>	<b>20.5%</b>	<b>\$498,789</b>	<b>\$459,014</b>	<b>(\$39,775)</b>	<b>-8.7%</b>	<b>\$459,014</b>	<b>(\$39,775)</b>
<b>CONTRACTS</b>											
60013	Cable Television	7,559	7,561	2	0.0%	88,543	90,710	2,167	2.4%	90,710	2,167
60021	Contracts	0	118	118	100.0%	909	1,449	540	37.3%	1,449	540
60029	Contract Labor General	23,737	31,300	7,563	24.2%	378,854	375,534	(3,320)	-0.9%	375,534	(3,320)
60035	Elevator Contract	0	2,442	2,442	100.0%	34,080	29,304	(4,776)	-16.3%	29,304	(4,776)
60040	Elevator Inspection	0	163	163	100.0%	0	2,000	2,000	100.0%	2,000	2,000
60050	Fire Extinguisher Inspection	0	103	103	100.0%	13,188	1,225	(11,963)	<-100%	1,225	(11,963)
60051	Fire Alarm Inspection	100	519	419	80.7%	12,434	6,217	(6,217)	-100.0%	6,217	(6,217)
60054	Fire Sprinkler & Backflow Inspection	0	589	589	100.0%	14,164	7,057	(7,107)	<-100%	7,057	(7,107)
60082	Internet Access	10,469	10,454	(15)	-0.1%	125,094	125,382	288	0.2%	125,382	288
60090	Lawn Maintenance	1,868	2,447	579	23.7%	50,971	29,386	(21,585)	-73.5%	29,386	(21,585)
61000	Management Services	3,454	12,485	9,031	72.3%	106,817	149,820	43,003	28.7%	149,820	43,003
61010	Pest Control	1,189	325	(864)	<-100%	6,612	3,900	(2,712)	-69.5%	3,900	(2,712)
61045	Security Services	21,502	21,516	14	0.1%	253,186	258,192	5,006	1.9%	258,192	5,006

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
61045	Security Services Equipment	2,771	2,775	4	0.1%	33,256	33,256	0	0.0%	33,256	0
61052	Balcony Inspection	0	625	625	100.0%	9,800	7,500	(2,300)	-30.7%	7,500	(2,300)
61053	Walkover Inspection	0	163	163	100.0%	0	2,000	2,000	100.0%	2,000	2,000
61054	Insurance Appraisal	0	125	125	100.0%	0	1,500	1,500	100.0%	1,500	1,500
<b>CONTRACTS TOTAL:</b>		<b>\$72,650</b>	<b>\$93,710</b>	<b>\$21,060</b>	<b>22.5%</b>	<b>\$1,127,906</b>	<b>\$1,124,432</b>	<b>(\$3,474)</b>	<b>-0.3%</b>	<b>\$1,124,432</b>	<b>(\$3,474)</b>

**OPERATING SALARIES & BENEFITS**

65000	Salaries Maintenance Person	6,360	5,077	(1,283)	-25.3%	46,853	60,902	14,049	23.1%	60,902	14,049
65000	Salaries Manager	7,239	3,305	(3,934)	<-100%	80,745	39,682	(41,063)	<-100%	39,682	(41,063)
65000	Salaries Overtime	0	600	600	100.0%	7,810	7,200	(610)	-8.5%	7,200	(610)
65040	Medical Insurance	2,364	0	(2,364)	0.0%	11,820	0	(11,820)	0.0%	0	(11,820)
65058	Bonuses	0	163	163	100.0%	0	2,000	2,000	100.0%	2,000	2,000
65070	Payroll Burden	6,385	2,020	(4,365)	<-100%	59,691	24,251	(35,440)	<-100%	24,251	(35,440)
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$22,348</b>	<b>\$11,165</b>	<b>(\$11,183)</b>	<b>&lt;-100%</b>	<b>\$206,919</b>	<b>\$134,035</b>	<b>(\$72,884)</b>	<b>-54.4%</b>	<b>\$134,035</b>	<b>(\$72,884)</b>

**REPAIRS/MAINTENANCE**

70025	R&M-Building	12,766	12,568	(198)	-1.6%	160,113	150,750	(9,363)	-6.2%	150,750	(9,363)
70045	R&M-Electrical	0	0	0	0.0%	(6,678)	0	6,678	0.0%	0	6,678
70048	R&M Equipment	20,881	6,413	(14,468)	<-100%	121,631	77,000	(44,631)	-58.0%	77,000	(44,631)
70058	Grounds - Other	1,153	4,875	3,722	76.4%	3,653	58,500	54,847	93.8%	58,500	54,847
70060	R&M General	4,684	0	(4,684)	0.0%	19,456	0	(19,456)	0.0%	0	(19,456)
70077	Cleaning & Janitorial	1,200	0	(1,200)	0.0%	1,025	0	(1,025)	0.0%	0	(1,025)
70095	R&M-Pool/Spa/Fountain	8,853	7,625	(1,228)	-16.1%	75,933	91,500	15,567	17.0%	91,500	15,567
70289	Contingency	27,206	1,300	(25,906)	<-100%	59,076	15,655	(43,421)	<-100%	15,655	(43,421)
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$76,743</b>	<b>\$32,781</b>	<b>(\$43,962)</b>	<b>&lt;-100%</b>	<b>\$434,209</b>	<b>\$393,405</b>	<b>(\$40,804)</b>	<b>-10.4%</b>	<b>\$393,405</b>	<b>(\$40,804)</b>

**SPECIAL ASSESSMENT**

# Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
73000	Special Assessment Transfer	938,536	0	(938,536)	0.0%	954,254	0	(954,254)	0.0%	0	(954,254)
	<b>SPECIAL ASSESSMENT TOTAL:</b>	<b>\$938,536</b>	<b>\$0</b>	<b>(\$938,536)</b>	<b>0.0%</b>	<b>\$954,254</b>	<b>\$0</b>	<b>(\$954,254)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$954,254)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers Pooled	65,050	65,050	0	0.0%	780,600	780,600	0	0.0%	780,600	0
80001	Reserve Interest	8,820	0	(8,820)	0.0%	96,521	0	(96,521)	0.0%	0	(96,521)
	<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$73,870</b>	<b>\$65,050</b>	<b>(\$8,820)</b>	<b>-13.6%</b>	<b>\$877,121</b>	<b>\$780,600</b>	<b>(\$96,521)</b>	<b>-12.4%</b>	<b>\$780,600</b>	<b>(\$96,521)</b>
	<b>TOTAL EXPENSES:</b>	<b>\$1,292,088</b>	<b>\$337,274</b>	<b>(\$954,814)</b>	<b>&lt;-100%</b>	<b>\$5,207,816</b>	<b>\$4,047,442</b>	<b>(\$1,160,374)</b>	<b>-28.7%</b>	<b>\$4,047,442</b>	<b>(\$1,160,374)</b>
	<b>NET INCOME/ (LOSS):</b>	<b>(940,164)</b>	<b>295</b>	<b>(\$940,459)</b>	<b>&lt;-100%</b>	<b>4,245</b>	<b>3,452</b>	<b>793</b>	<b>23.0%</b>	<b>3,452</b>	<b>(793)</b>

# 12 Month Actual vs Budget

December 31, 2025

Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Current Forecast	Annual Budget	Variance
<b>REVENUE</b>															
<b>OPERATING REVENUE</b>															
Owner Assessments	0	0	0	0	0	1,252,935	208,823	208,823	208,823	208,823	208,823	208,823	2,505,871	2,505,874	(3)
Reserve Income	0	0	0	0	0	390,300	65,050	65,050	65,050	65,050	65,050	65,050	780,600	780,600	0
Special Assessment	0	0	0	0	0	0	0	0	0	938,536	0	(938,536)	0	0	0
Special Assessment Transfer	0	0	0	0	0	2,977	0	12,741	0	0	0	938,536	954,254	0	954,254
Late Fee Income	0	0	0	0	0	0	0	0	0	0	0	1,314	1,314	0	1,314
Legal Fee Income	0	0	0	0	0	0	0	0	250	3,750	0	0	4,000	0	4,000
Returned Check Fees	0	0	0	0	0	200	60	(30)	30	60	90	60	470	0	470
Vending Machine	0	0	0	0	0	1,336	0	0	0	0	0	0	1,336	0	1,336
Security Service	0	0	0	0	0	223,969	98,721	45,856	51,680	46,776	12,301	19,229	498,531	425,000	73,531
Late Fee Interest	0	0	0	0	0	6,868	0	0	0	(88)	0	1,103	7,883	0	7,883
Operating Interest	0	0	0	0	0	1,371	822	562	0	0	0	0	2,755	0	2,755
Reserve Interest	0	0	0	0	0	50,069	9,819	6,927	3,839	8,664	8,383	8,820	96,521	0	96,521
Miscellaneous Income	0	0	0	0	0	16,466	0	0	0	0	0	0	16,466	0	16,466
Capital Contribution	0	0	0	0	0	150	0	0	0	0	0	0	150	0	150
Administrative Fee	0	0	0	0	0	1,000	0	0	0	0	0	528	1,528	0	1,528
Rental Income	0	0	0	0	0	59,650	98,559	16,190	18,210	10,252	9,351	15,682	227,895	178,200	49,695
Storage Income	0	0	0	0	0	30,260	5,455	5,615	6,005	5,180	5,455	8,815	66,785	71,220	(4,435)
Maintenance Chargeback	0	0	0	0	0	319	0	0	0	0	0	0	319	0	319
Estoppel Income	0	0	0	0	0	0	150	0	0	232	0	0	382	0	382
Beach Service Income	0	0	0	0	0	22,500	0	0	0	0	0	22,500	45,000	90,000	(45,000)
<b>OPERATING REVENUE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,060,370</b>	<b>\$487,459</b>	<b>\$361,734</b>	<b>\$353,887</b>	<b>\$1,287,234</b>	<b>\$309,453</b>	<b>\$351,925</b>	<b>\$5,212,061</b>	<b>\$4,050,894</b>	<b>\$1,161,167</b>
<b>TOTAL REVENUE:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,060,370</b>	<b>\$487,459</b>	<b>\$361,734</b>	<b>\$353,887</b>	<b>\$1,287,234</b>	<b>\$309,453</b>	<b>\$351,925</b>	<b>\$5,212,061</b>	<b>\$4,050,894</b>	<b>\$1,161,167</b>
<b>EXPENSES</b>															
<b>ADMINISTRATIVE</b>															
Accounting Fees - Tax Prep & Financial Audit	0	0	0	0	0	0	0	8,500	0	40	0	0	8,540	10,000	1,460
Bank Charges	0	0	0	0	0	100	0	315	0	115	50	75	655	0	(655)
Copier Maint/Supply	0	0	0	0	0	4,447	0	0	0	226	0	0	4,672	674	(3,998)
Legal Fees Association Matters	0	0	0	0	0	7,813	2,818	5,279	13,607	0	1,740	10,536	41,792	5,000	(36,792)
Annual Condo Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	1,196	1,196
License, Taxes, Permit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
License, Taxes, Permit Elevators	0	0	0	0	0	0	0	0	0	0	0	0	0	450	450
License, Taxes, Permit Other	0	0	0	0	0	1,196	0	0	750	0	0	0	1,946	645	(1,301)
License, Taxes, Permit Pool/Spa	0	0	0	0	0	2,125	0	0	0	0	0	0	2,125	2,125	0
Corporate Annual Report	0	0	0	0	0	170	0	0	0	0	0	0	170	61	(109)
Meeting Costs / Electronic Voting	0	0	0	0	0	0	0	230	0	0	0	0	230	650	420

# 12 Month Actual vs Budget

December 31, 2025

Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Current Forecast	Annual Budget	Variance
Office Supplies	0	0	0	0	0	5,264	2,077	993	237	739	0	0	9,310	6,000	(3,310)
Printing And Postage	0	0	0	0	0	979	0	0	0	219	0	1,965	3,163	2,170	(993)
Bank Loan Fees	0	0	0	0	0	67,878	10,842	(78,720)	0	0	0	0	0	66,415	66,415
Loan Interest	0	0	0	0	0	23,373	3,476	14,318	3,552	3,040	2,308	1,318	51,385	62,444	11,059
Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	6,579	6,579
Miscellaneous Expenses	0	0	0	0	0	5,315	0	0	(2,881)	(2,555)	0	0	(121)	0	121
Wristbands	0	0	0	0	0	2,597	0	0	2,670	0	0	0	5,267	4,000	(1,267)
Web Page/Internet	0	0	0	0	0	6,414	161	129	125	565	960	1,433	9,786	3,700	(6,086)
Parking Expense	0	0	0	0	0	3,441	0	346	0	751	0	0	4,537	0	(4,537)
Maintenance Fee Exp	0	0	0	0	0	33,086	5,514	5,514	5,514	5,514	5,514	5,514	66,172	64,807	(1,365)
Uniforms	0	0	0	0	0	0	0	2,756	0	0	0	0	2,756	2,000	(756)
Sales & Use Tax	0	0	0	0	0	17,493	0	0	11,518	0	4,658	0	33,669	47,209	13,540
<b>ADMINISTRATIVE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,690</b>	<b>\$24,887</b>	<b>(\$40,341)</b>	<b>\$35,093</b>	<b>\$8,653</b>	<b>\$15,230</b>	<b>\$20,841</b>	<b>\$246,053</b>	<b>\$286,125</b>	<b>\$40,072</b>
<b>PROPERTY INSURANCE</b>															
Multiperil Insurance	0	0	0	0	0	432,029	77,712	75,248	72,821	75,248	72,807	56,699	862,563	869,831	7,268
<b>PROPERTY INSURANCE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$432,029</b>	<b>\$77,712</b>	<b>\$75,248</b>	<b>\$72,821</b>	<b>\$75,248</b>	<b>\$72,807</b>	<b>\$56,699</b>	<b>\$862,563</b>	<b>\$869,831</b>	<b>\$7,268</b>
<b>UTILITIES</b>															
Electricity	0	0	0	0	0	78,973	12,364	16,314	11,653	10,922	10,744	4,784	145,754	145,590	(164)
Water & Sewer	0	0	0	0	0	113,590	15,436	52,820	21,037	12,756	15,125	13,736	244,500	185,231	(59,269)
Streaming Radio	0	0	0	0	0	753	122	0	(47)	(828)	0	0	0	0	0
Gas/Fuel Oil	0	0	0	0	0	33,227	1,257	1,336	1,832	627	1,221	777	40,278	50,799	10,521
Trash	0	0	0	0	0	27,994	2,994	1,364	6,374	6,763	3,094	10,609	59,192	72,000	12,808
Telephone	0	0	0	0	0	1,319	137	1,394	386	2,292	3,041	496	9,064	5,394	(3,670)
<b>UTILITIES TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$255,857</b>	<b>\$32,310</b>	<b>\$73,229</b>	<b>\$41,234</b>	<b>\$32,532</b>	<b>\$33,225</b>	<b>\$30,402</b>	<b>\$498,789</b>	<b>\$459,014</b>	<b>(\$39,775)</b>
<b>CONTRACTS</b>															
Cable Television	0	0	0	0	0	37,875	7,559	7,559	7,559	15,138	5,293	7,559	88,543	90,710	2,167
Contracts	0	0	0	0	0	0	0	0	0	909	0	0	909	1,449	540
Contract Labor General	0	0	0	0	0	169,541	49,921	36,850	28,207	40,117	30,481	23,737	378,854	375,534	(3,320)
Elevator Contract	0	0	0	0	0	14,400	2,400	3,016	14,263	0	0	0	34,080	29,304	(4,776)
Elevator Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
Fire Extinguisher Inspection	0	0	0	0	0	1,145	4,566	4,060	0	3,417	0	0	13,188	1,225	(11,963)
Fire Alarm Inspection	0	0	0	0	0	5,810	109	4,275	0	0	2,140	100	12,434	6,217	(6,217)
Fire Sprinkler & Backflow Inspection	0	0	0	0	0	7,544	0	1,279	7,315	(1,974)	0	0	14,164	7,057	(7,107)
Fire Alarm Monitoring	0	0	0	0	0	1,769	0	0	0	(1,769)	0	0	0	0	0
Irrigation Contract	0	0	0	0	0	5,470	0	0	0	(5,470)	0	0	0	0	0
Landscape Extras	0	0	0	0	0	22,639	0	0	4,515	(27,154)	0	0	0	0	0
Internet Access	0	0	0	0	0	66,413	9,149	9,149	9,149	13,112	7,655	10,469	125,094	125,382	288

# 12 Month Actual vs Budget

December 31, 2025

Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Current Forecast	Annual Budget	Variance
Lawn Maintenance	0	0	0	0	0	7,200	2,400	1,200	1,200	35,236	1,868	1,868	50,971	29,386	(21,585)
Management Services	0	0	0	0	0	87,395	3,647	3,037	3,407	2,988	2,887	3,454	106,817	149,820	43,003
Pest Control	0	0	0	0	0	2,048	689	345	345	847	1,151	1,189	6,612	3,900	(2,712)
Security Services	0	0	0	0	0	114,527	28,534	25,990	21,634	18,966	22,032	21,502	253,186	258,192	5,006
Security Services Equipment	0	0	0	0	0	16,628	2,771	2,771	2,771	0	5,543	2,771	33,256	33,256	0
Balcony Inspection	0	0	0	0	0	0	0	0	0	0	9,800	0	9,800	7,500	(2,300)
Walkover Inspection	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
Insurance Appraisal	0	0	0	0	0	0	0	0	0	0	0	0	0	1,500	1,500
<b>CONTRACTS TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$560,403</b>	<b>\$111,746</b>	<b>\$99,531</b>	<b>\$100,365</b>	<b>\$94,364</b>	<b>\$88,848</b>	<b>\$72,650</b>	<b>\$1,127,906</b>	<b>\$1,124,432</b>	<b>(\$3,474)</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>															
Salaries Manager	0	0	0	0	0	39,341	7,265	5,234	7,341	7,279	7,046	7,239	80,745	39,682	(41,063)
Salaries Maintenance Person	0	0	0	0	0	13,960	7,977	112	5,010	7,472	5,962	6,360	46,853	60,902	14,049
Salaries Overtime	0	0	0	0	0	0	377	2,260	7,696	(2,522)	0	0	7,810	7,200	(610)
Medical Insurance	0	0	0	0	0	0	788	1,576	2,364	2,364	2,364	2,364	11,820	0	(11,820)
Bonuses	0	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000
Payroll Burden	0	0	0	0	0	4,289	9,319	19,588	5,380	8,541	6,189	6,385	59,691	24,251	(35,440)
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,590</b>	<b>\$25,726</b>	<b>\$28,769</b>	<b>\$27,791</b>	<b>\$23,134</b>	<b>\$21,562</b>	<b>\$22,348</b>	<b>\$206,919</b>	<b>\$134,035</b>	<b>(\$72,884)</b>
<b>REPAIRS/MAINTENANCE</b>															
R&M Air Conditioning	0	0	0	0	0	805	0	0	0	(805)	0	0	0	0	0
R&M-Building	0	0	0	0	0	0	3,168	3,892	16,652	123,635	0	12,766	160,113	150,750	(9,363)
R&M-Elevator	0	0	0	0	0	21,671	0	(1,368)	0	(20,303)	0	0	0	0	0
Repairs/Maintenance Miscellaneous	0	0	0	0	0	995	0	0	0	(995)	0	0	0	0	0
R&M-Electrical	0	0	0	0	0	2,730	0	6,678	0	(16,086)	0	0	(6,678)	0	6,678
R&M Equipment	0	0	0	0	0	2,179	22,798	4,561	22,146	48,863	204	20,881	121,631	77,000	(44,631)
Fitness Equipment	0	0	0	0	0	260	0	0	0	(260)	0	0	0	0	0
Grounds - Other	0	0	0	0	0	0	0	0	0	2,500	0	1,153	3,653	58,500	54,847
R&M General	0	0	0	0	0	2,122	6,933	4,737	139	(1,713)	2,554	4,684	19,456	0	(19,456)
R&M-Generator	0	0	0	0	0	12,640	0	0	0	(12,640)	0	0	0	0	0
R&M-Interior	0	0	0	0	0	10,830	0	0	0	(10,830)	0	0	0	0	0
R&M Lighting	0	0	0	0	0	4,435	0	0	0	(4,435)	0	0	0	0	0
Maintenance Supplies	0	0	0	0	0	8,203	0	0	0	(8,203)	0	0	0	0	0
Cleaning & Janitorial	0	0	0	0	0	31,304	175	0	971	(32,626)	0	1,200	1,025	0	(1,025)
Parking Lot	0	0	0	0	0	2,500	0	0	0	(2,500)	0	0	0	0	0
R&M Fire Sprinkler & Backflow	0	0	0	0	0	41,115	0	(6,543)	0	(34,572)	0	0	0	0	0
R&M-Plumbing	0	0	0	0	0	11,278	0	0	0	(11,278)	0	0	0	0	0
Pool Chemicals	0	0	0	0	0	19,912	0	0	0	(19,912)	0	0	0	0	0
R&M-Pool/Spa/Fountain	0	0	0	0	0	1,000	4,108	6,150	3,497	51,125	1,200	8,853	75,933	91,500	15,567

# 12 Month Actual vs Budget

December 31, 2025

Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Current Forecast	Annual Budget	Variance
R&M-Pool Furn/Equip	0	0	0	0	0	18,750	0	0	0	(18,750)	0	0	0	0	0
Pool Plumbing	0	0	0	0	0	4,650	0	0	0	(4,650)	0	0	0	0	0
Pool Miscellaneous	0	0	0	0	0	327	0	0	0	(327)	0	0	0	0	0
Pool Supplies	0	0	0	0	0	660	0	(170)	0	(490)	0	0	0	0	0
R&M-Signage	0	0	0	0	0	1,838	0	(288)	0	(1,550)	0	0	0	0	0
Contingency	0	0	0	0	0	0	275	26	10,751	16,618	4,201	27,206	59,076	15,655	(43,421)
<b>REPAIRS/MAINTENANCE TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,203</b>	<b>\$37,458</b>	<b>\$17,675</b>	<b>\$54,156</b>	<b>\$39,816</b>	<b>\$8,158</b>	<b>\$76,743</b>	<b>\$434,209</b>	<b>\$393,405</b>	<b>(\$40,804)</b>
<b>SPECIAL ASSESSMENT</b>															
Special Assessment Transfer	0	0	0	0	0	2,977	0	12,741	0	0	0	938,536	954,254	0	(954,254)
<b>SPECIAL ASSESSMENT TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,977</b>	<b>\$0</b>	<b>\$12,741</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$938,536</b>	<b>\$954,254</b>	<b>\$0</b>	<b>(\$954,254)</b>
<b>RESERVE TRANSFERS</b>															
Reserve Transfers Pooled	0	0	0	0	0	390,300	65,050	65,050	65,050	65,050	65,050	65,050	780,600	780,600	0
Reserve Interest	0	0	0	0	0	50,069	9,819	6,927	3,839	8,664	8,383	8,820	96,521	0	(96,521)
<b>RESERVE TRANSFERS TOTAL:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$440,369</b>	<b>\$74,869</b>	<b>\$71,977</b>	<b>\$68,889</b>	<b>\$73,714</b>	<b>\$73,433</b>	<b>\$73,870</b>	<b>\$877,121</b>	<b>\$780,600</b>	<b>(\$96,521)</b>
<b>TOTAL EXPENSES:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,131,118</b>	<b>\$384,707</b>	<b>\$338,830</b>	<b>\$400,348</b>	<b>\$347,461</b>	<b>\$313,263</b>	<b>\$1,292,088</b>	<b>\$5,207,816</b>	<b>\$4,047,442</b>	<b>(\$1,160,374)</b>
<b>NET INCOME/(LOSS):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$70,749)</b>	<b>\$102,752</b>	<b>\$22,904</b>	<b>(\$46,461)</b>	<b>\$939,773</b>	<b>(\$3,810)</b>	<b>(940,164)</b>	<b>\$4,245</b>	<b>\$3,452</b>	<b>\$793</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepays Summary**

December 31, 2025

Building #	Unit #	Resident	Balance	Current	Over 1 Month	Over 2 Months	Over 3 Months	Over 4 Months+
0001	0103	01 - Wilson Rental Homes & Remodeling LLC	(\$2,640)	(\$2,640)	\$0	\$0	\$0	\$0
0001	0106	01 - Misty L Cunningham	\$3,828	\$851	\$0	\$2,977	\$0	\$0
0001	0201	01 - Allen W Phillips	(\$1)	(\$1)	\$0	\$0	\$0	\$0
0001	0204	01 - Lucinda J Dingler	\$2,988	\$11	\$0	\$2,977	\$0	\$0
0001	0206	01 - Geaux Properties LLC	\$893	\$893	\$0	\$0	\$0	\$0
0001	0209	01 - April J Pascarella	\$2,198	\$1,139	\$1,059	\$0	\$0	\$0
0001	0304	01 - Michelle Y Claiborne	(\$840)	(\$840)	\$0	\$0	\$0	\$0
0001	0403	01 - Michael Kenney	\$129	\$79	\$0	\$0	\$0	\$50
0001	0407	01 - Tim F Kadon	(\$7)	(\$7)	\$0	\$0	\$0	\$0
0001	0408	01 - Yourview LLC	\$5,193	\$956	\$840	\$840	\$840	\$1,718
0001	0506	01 - Marcy Prouty	\$750	\$725	\$0	\$0	\$0	\$25
0001	0508	01 - Torbert Investment Properties LLC	\$5,619	\$963	\$840	\$3,817	\$0	\$0
0001	0509	01 - Michael S Davis	(\$1,059)	(\$1,059)	\$0	\$0	\$0	\$0
0001	0605	01 - Bruce Kilpatrick	(\$653)	(\$653)	\$0	\$0	\$0	\$0
0001	0606	01 - Daniel T Cahoon	(\$2,977)	(\$2,977)	\$0	\$0	\$0	\$0
0001	0607	01 - Seagrass Ventures LLC	\$5,485	\$1,078	\$840	\$3,542	\$0	\$25
0001	0609	01 - Lois Paglione	\$3,764	\$11	\$0	\$3,753	\$0	\$0
0001	0709	01 - Andrew Sisk	\$2,991	\$1,150	\$1,059	\$781	\$0	\$0
0001	0801	01 - Christian E Claridge	(\$3,158)	(\$3,158)	\$0	\$0	\$0	\$0
0001	0802	01 - Trent B Asher	\$53	\$53	\$0	\$0	\$0	\$0
0001	0804	01 - Mercury Properties LLC	(\$1,604)	(\$840)	(\$764)	\$0	\$0	\$0
0001	0901	01 - Kevin Cottrell	(\$1)	(\$1)	\$0	\$0	\$0	\$0
0001	0902	01 - Cynthia S Puckett	\$1,287	\$11	\$0	\$1,276	\$0	\$0
0001	0905	01 - William January	\$1,475	\$725	\$0	\$750	\$0	\$0
0001	0907	01 - Hamdan Quality Roofing LLC	\$2,988	\$11	\$0	\$2,977	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepays Summary**

December 31, 2025

Building #	Unit #	Resident	Balance	Current	Over 1 Month	Over 2 Months	Over 3 Months	Over 4 Months+
0001	1001	01 - Evon Boothe	(\$2,118)	(\$2,118)	\$0	\$0	\$0	\$0
0001	1004	01 - Johnson Younge properties LLC	\$893	\$893	\$0	\$0	\$0	\$0
0001	1006	01 - Rick J Verdin	(\$840)	(\$840)	\$0	\$0	\$0	\$0
0001	1101	01 - Joseph M Ward	(\$1,539)	(\$1,539)	\$0	\$0	\$0	\$0
0001	1102	01 - Daniel Property Unlimited LLC	(\$1,319)	(\$1,314)	\$0	\$0	(\$3)	(\$3)
0001	1103	01 - Timothy D Martin	(\$3,921)	\$0	\$0	\$0	\$0	(\$3,921)
0001	1202	01 - KC Beach Condos LLC	\$22,370	\$1,178	\$840	\$4,567	\$840	\$14,945
0001	1207	01 - Peter Salituro	\$53	\$53	\$0	\$0	\$0	\$0
0001	1209	01 - Bruce Kilpatrick	\$16	\$16	\$0	\$0	\$0	\$0
0001	1301	01 - William S Sharpe	\$773	\$748	\$0	\$0	\$0	\$25
0001	1402	01 - Jimmy O Smith	\$64	\$64	\$0	\$0	\$0	\$0
0001	1405	01 - Nicape Trust	\$51	\$51	\$0	\$0	\$0	\$0
0001	1407	01 - N & M Properties LLC	\$20,334	\$1,150	\$840	\$4,567	\$840	\$12,938
0001	1501	01 - Lois Panglione	\$3,764	\$11	\$0	\$3,753	\$0	\$0
0001	1509	01 - Keir D Hoppe	\$2,198	\$1,139	\$1,059	\$0	\$0	\$0
0001	1602	01 - Larry R Noe	(\$839)	(\$839)	\$0	\$0	\$0	\$0
0001	1604	01 - Wesley Canerday	\$0	\$0	\$0	\$0	\$0	\$0
0001	1706	01 - Anthony J Ireland	(\$840)	(\$840)	\$0	\$0	\$0	\$0
0001	1709	01 - Michael C Johnson	(\$1,538)	(\$1,538)	\$0	\$0	\$0	\$0
0001	1804	01 - Stuart J Elder	(\$839)	(\$839)	\$0	\$0	\$0	\$0
0001	1807	01 - Jon Paul Taylor	(\$839)	(\$839)	\$0	\$0	\$0	\$0
0001	1901	01 - James A Wallis	(\$2,118)	\$0	(\$2,118)	\$0	\$0	\$0
0001	1907	01 - Lloyd B Dalton	\$1,488	\$840	\$623	\$0	\$0	\$25
0001	1909	01 - Goran Bilal	(\$1)	(\$1)	\$0	\$0	\$0	\$0
0001	2003	01 - Flintstone Child Care Center	\$2,290	\$893	\$840	\$532	\$0	\$25

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Summary**

December 31, 2025

Building #	Unit #	Resident	Balance	Current	Over 1 Month	Over 2 Months	Over 3 Months	Over 4 Months+
0001	2008	01 - Brenda Roberts	(\$149)	(\$149)	\$0	\$0	\$0	\$0
0001	2103	01 - Roger Karsten	(\$251)	(\$251)	\$0	\$0	\$0	\$0
0001	2104	01 - Sunray Rentalz LLC	\$1,736	\$1,736	\$0	\$0	\$0	\$0
0002	0107	01 - Tropical Mountains Investments	(\$840)	(\$840)	\$0	\$0	\$0	\$0
0002	0206	01 - Clyde H Bell	\$83	(\$646)	\$0	\$729	\$0	\$0
0002	0207	01 - Kevin M Bailey	\$44	\$44	\$0	\$0	\$0	\$0
0002	0301	01 - James Feltner	(\$1,115)	(\$1,088)	(\$9)	(\$9)	(\$9)	\$0
0002	0306	01 - John G Pearce	(\$1,955)	(\$1,955)	\$0	\$0	\$0	\$0
0002	0308	01 - Sandra A Hilton	\$3,835	\$11	\$0	\$3,824	\$0	\$0
0002	0402	01 - 3500 Properties LLC	(\$119)	(\$119)	\$0	\$0	\$0	\$0
0002	0505	01 - Jonathan R Theus	(\$422)	(\$839)	\$0	\$417	\$0	\$0
0002	0601	01 - Shannon Moore	\$65	\$65	\$0	\$0	\$0	\$0
0002	0603	01 - Jonathan Theus	(\$403)	(\$668)	\$0	\$265	\$0	\$0
0002	0608	01 - Ami Soh	(\$1,078)	(\$1,078)	\$0	\$0	\$0	\$0
0002	0704	01 - Bobby Malo	(\$668)	(\$668)	\$0	\$0	\$0	\$0
0002	0706	01 - Rashit R Galimov	\$2,379	\$11	\$0	\$2,368	\$0	\$0
0002	0802	01 - Sunset Paradise Equity & Sunset	\$1,391	\$723	\$668	\$0	\$0	\$0
0002	0803	01 - Robert Hollingsworth	\$4,452	\$713	\$668	\$2,036	\$668	\$367
0002	0806	01 - Kevin G Royer	\$2,379	\$11	\$0	\$2,368	\$0	\$0
0002	0808	01 - Stephan Cagle	\$76	\$76	\$0	\$0	\$0	\$0
0002	0901	01 - Demash Investments LLC	\$12,493	\$1,133	\$1,079	\$4,903	\$1,079	\$4,300
0002	0906	01 - Ashok Bhupathiraju	\$2,379	\$11	\$0	\$2,368	\$0	\$0
0002	1001	01 - Lovemore Ncube	\$3,835	\$11	\$0	\$3,824	\$0	\$0
0002	1002	01 - Walton Accommodations 230 LLC	\$60	\$60	\$0	\$0	\$0	\$0
0002	1102	01 - Melissa Darnell	\$46	\$21	\$0	\$0	\$0	\$25

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Summary**

December 31, 2025

Building #	Unit #	Resident	Balance	Current	Over 1 Month	Over 2 Months	Over 3 Months	Over 4 Months+
0002	1103	01 - Aref Hosseinzadeh	\$2,079	\$11	\$0	\$2,068	\$0	\$0
0002	1105	01 - Donald R Weeks III	(\$827)	(\$827)	\$0	\$0	\$0	\$0
0002	1106	01 - Andrew W Sisk	\$483	\$483	\$0	\$0	\$0	\$0
0002	1107	01 - Cecil D Mooney	\$11	\$11	\$0	\$0	\$0	\$0
0002	1108	01 - Patrick Armbrust	\$1,106	\$0	(\$818)	\$1,924	\$0	\$0
0002	1204	01 - Michelle G Winters	(\$840)	(\$840)	\$0	\$0	\$0	\$0
0002	1207	01 - JPorter & KC Share	(\$668)	(\$668)	\$0	\$0	\$0	\$0
0002	1301	01 - Ted Hayden	\$62	\$62	\$0	\$0	\$0	\$0
0002	1303	01 - Brenda Freeman	(\$480)	(\$480)	\$0	\$0	\$0	\$0
0002	1401	01 - Larry T Crutcher	(\$1,677)	(\$1,677)	\$0	\$0	\$0	\$0
<b>Grand Total:</b>			<b>\$91,741</b>	<b>(\$14,796)</b>	<b>\$7,545</b>	<b>\$64,195</b>	<b>\$4,255</b>	<b>\$30,543</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0001 0103 01 - Wilson Rental Homes &amp; Remodeling LLC</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,961</b>		<b>(\$2,640)</b>	<b>(\$2,640)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/24/2025		7		(\$2,520)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/24/2025		7		(\$120)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0106 01 - Misty Cunningham</b>	<b>Current</b>	<b>03/04/2026</b>	<b>\$839</b>		<b>\$3,828</b>	<b>\$851</b>	<b>\$0</b>	<b>\$2,977</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$800	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$40	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0201 01 - Allen Phillips / Yvette Phillips</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,058</b>		<b>(\$1)</b>	<b>(\$1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass from SM		12/18/2025		13		(\$1)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0204 01 - Lucinda Dingler / Etal Dingler</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$816</b>		<b>\$2,988</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,977</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0206 01 - Geaux Properties LLC</b>	<b>Current</b>	<b>01/06/2026</b>	<b>\$2,518</b>		<b>\$893</b>	<b>\$893</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0209 01 - April Pascarella</b>	<b>Current</b>	<b>10/24/2025</b>	<b>\$3,753</b>		<b>\$2,198</b>	<b>\$1,139</b>	<b>\$1,059</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		11/01/2025		60		\$0	\$1,059	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$1,059	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$16	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$53	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0001 0304 01 - Michelle Claiborne</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$839</b>		<b>(\$840)</b>	<b>(\$840)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/03/2025		28		\$0	\$0	\$0	\$0	\$0
MM - Lockbox Prepayment		12/30/2025		1		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0403 01 - Michael Kenney</b>	<b>Current</b>	<b>12/19/2025</b>	<b>\$6,026</b>		<b>\$129</b>	<b>\$79</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$50
MM - Maintenance Fees		12/01/2025		30		\$79	\$0	\$0	\$0	\$0
<b>7DCY 0001 0407 01 - Tim Kadon / Roula Kadom</b>	<b>Current</b>	<b>03/02/2026</b>	<b>\$900</b>		<b>(\$7)</b>	<b>(\$7)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$7)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0408 01 - Yourview LLC</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>\$5,193</b>	<b>\$956</b>	<b>\$840</b>	<b>\$840</b>	<b>\$840</b>	<b>\$1,718</b>
II - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$38
MM - Maintenance Fees		07/01/2025		183		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		08/01/2025		152		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		09/01/2025		121		\$0	\$0	\$0	\$840	\$0
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$840	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$63	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0506 01 - Marcy Prouty / Kevin Prouty</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$839</b>		<b>\$750</b>	<b>\$725</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		12/01/2025		30		\$680	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$34	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0001 0508 01 - Torbert Investment Properties LLC</b>	<b>Current</b>	<b>08/28/2025</b>	<b>\$3,397</b>		<b>\$5,619</b>	<b>\$963</b>	<b>\$840</b>	<b>\$3,817</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$840	\$0	\$0
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$70	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0509 01 - Michael Davis</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$1,057</b>		<b>(\$1,059)</b>	<b>(\$1,059)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/09/2025		22		(\$1,059)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0605 01 - Bruce Kilpatrick</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$840</b>		<b>(\$653)</b>	<b>(\$653)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/11/2025		20		(\$653)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0606 01 - Daniel Cahoon / Erin Cahoon</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$201</b>		<b>(\$2,977)</b>	<b>(\$2,977)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass fm SM		12/03/2025		28		(\$2,977)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0607 01 - Seagrass Ventures LLC</b>	<b>Current</b>	<b>11/20/2025</b>	<b>\$9,741</b>		<b>\$5,485</b>	<b>\$1,078</b>	<b>\$840</b>	<b>\$3,542</b>	<b>\$0</b>	<b>\$25</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$565	\$0	\$0
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$196	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
<b>7DCY 0001 0609 01 - Lois Paglione</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$1,047</b>		<b>\$3,764</b>	<b>\$11</b>	<b>\$0</b>	<b>\$3,753</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$3,753	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0709 01 - Andrew Sisk / Linda Sisk</b>	<b>Current</b>	<b>02/18/2026</b>	<b>\$2,295</b>		<b>\$2,991</b>	<b>\$1,150</b>	<b>\$1,059</b>	<b>\$781</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$781	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$1,059	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$1,059	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$28	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$53	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0801 01 - Christian Claridge</b>	<b>Current</b>	<b>03/04/2026</b>	<b>\$1,058</b>		<b>(\$3,158)</b>	<b>(\$3,158)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$1,059)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/30/2025		1		(\$2,099)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0802 01 - Trent Asher / Neica Asher</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>\$53</b>	<b>\$53</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0804 01 - Mercury Properties LLC</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$839</b>		<b>(\$1,604)</b>	<b>(\$840)</b>	<b>(\$764)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		11/12/2025		49		\$0	(\$764)	\$0	\$0	\$0
MM - Lockbox Prepayment		12/11/2025		20		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0901 01 - Kevin Cottrell / Sharon Cottrell</b>	<b>Current</b>	<b>03/04/2026</b>	<b>\$1,058</b>		<b>(\$1)</b>	<b>(\$1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/04/2025		27		(\$1)	\$0	\$0	\$0	\$0
<b>7DCY 0001 0902 01 - Cynthia Puckett</b>	<b>Current</b>	<b>03/09/2026</b>	<b>\$839</b>		<b>\$1,287</b>	<b>\$11</b>	<b>\$0</b>	<b>\$1,276</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$1,276	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0905 01 - William January / Angie January</b>	<b>Current</b>	<b>03/09/2026</b>	<b>(\$4,890)</b>		<b>\$1,475</b>	<b>\$725</b>	<b>\$0</b>	<b>\$750</b>	<b>\$0</b>	<b>\$0</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
AF - Incorrect Credit Given		10/23/2025		69		\$0	\$0	\$750	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$680	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$34	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 0907 01 - Hamdan Quality Roofing LLC</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$899</b>		<b>\$2,988</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,977</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1001 01 - Evon Boothe / Angela Boothe</b>	<b>Current</b>	<b>02/04/2026</b>	<b>\$1,059</b>		<b>(\$2,118)</b>	<b>(\$2,118)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/03/2025		28		(\$1,059)	\$0	\$0	\$0	\$0
MM - Lockbox Prepayment		12/30/2025		1		(\$1,059)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1004 01 - Johnson Young properties LLC</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$839</b>		<b>\$893</b>	<b>\$893</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1006 01 - Rick Verdin</b>	<b>Current</b>	<b>01/26/2026</b>	<b>\$839</b>		<b>(\$840)</b>	<b>(\$840)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/04/2025		27		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1101 01 - Joseph Ward / Charisse Ward</b>	<b>Current</b>	<b>01/26/2026</b>	<b>\$1,058</b>		<b>(\$1,539)</b>	<b>(\$1,539)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/05/2025		26		(\$480)	\$0	\$0	\$0	\$0
MM - Lockbox Prepayment		12/24/2025		7		(\$1,059)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1102 01 - Daniel Property Unlimited LLC</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>(\$1,319)</b>	<b>(\$1,314)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3)</b>	<b>(\$3)</b>
UA - Lockbox Prepayment		08/26/2025		127		\$0	\$0	\$0	\$0	(\$3)
UA - Lockbox Prepayment		09/03/2025		119		\$0	\$0	\$0	(\$3)	\$0
MM - Lockbox Prepayment		12/02/2025		29		(\$6)	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**  
 December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
MM - Lockbox Prepayment		12/29/2025		2		(\$840)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/29/2025		2		(\$468)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1103 01 - Timothy Martin / Erica Martin</b>	<b>Current</b>	<b>01/07/2026</b>	<b>\$3,000</b>		<b>(\$3,921)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$3,921)</b>
MM - Lockbox Prepayment		07/09/2025		175		\$0	\$0	\$0	\$0	(\$921)
MM - Lockbox Prepayment		08/21/2025		132		\$0	\$0	\$0	\$0	(\$3,000)
<b>7DCY 0001 1202 01 - KC Beach Condos LLC</b>	<b>Current</b>		<b>\$0</b>		<b>\$22,370</b>	<b>\$1,178</b>	<b>\$840</b>	<b>\$4,567</b>	<b>\$840</b>	<b>\$14,945</b>
II - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$678
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$12,562
MM - Maintenance Fees		07/01/2025		183		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		08/01/2025		152		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		09/01/2025		121		\$0	\$0	\$0	\$840	\$0
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$840	\$0	\$0
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
AF - Incorrect Credit Given		10/23/2025		69		\$0	\$0	\$750	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$296	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
<b>7DCY 0001 1207 01 - Peter Salituro</b>	<b>Current</b>	<b>12/22/2025</b>	<b>\$840</b>		<b>\$53</b>	<b>\$53</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$53	\$0	\$0	\$0	\$0
<b>7DCY 0001 1209 01 - Bruce Kilpatrick</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$1,059</b>		<b>\$16</b>	<b>\$16</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$16	\$0	\$0	\$0	\$0
<b>7DCY 0001 1301 01 - William Sharpe</b>	<b>Current</b>	<b>02/27/2026</b>	<b>\$1,658</b>		<b>\$773</b>	<b>\$748</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		12/01/2025		30		\$702	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$35	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1402 01 - Jimmy Smith</b>	<b>Current</b>	<b>01/12/2026</b>	<b>\$2,518</b>		<b>\$64</b>	<b>\$64</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$50	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$3	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1405 01 - Nicape Trust</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$840</b>		<b>\$51</b>	<b>\$51</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$38	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$2	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1407 01 - N &amp; M Properties LLC</b>	<b>Current</b>		<b>\$0</b>		<b>\$20,334</b>	<b>\$1,150</b>	<b>\$840</b>	<b>\$4,567</b>	<b>\$840</b>	<b>\$12,938</b>
II - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$565
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$10,668
MM - Maintenance Fees		07/01/2025		183		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		08/01/2025		152		\$0	\$0	\$0	\$0	\$840
MM - Maintenance Fees		09/01/2025		121		\$0	\$0	\$0	\$840	\$0
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$840	\$0	\$0
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,977	\$0	\$0
AF - Incorrect Credit Given		10/23/2025		69		\$0	\$0	\$750	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$268	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
<b>7DCY 0001 1501 01 - Lois Panglione</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$1,047</b>		<b>\$3,764</b>	<b>\$11</b>	<b>\$0</b>	<b>\$3,753</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$3,753	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1509 01 - Keir Hoppe / Neal Hoppe</b>	<b>Current</b>	<b>03/05/2026</b>	<b>\$3,930</b>		<b>\$2,198</b>	<b>\$1,139</b>	<b>\$1,059</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		11/01/2025		60		\$0	\$1,059	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$1,059	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$16	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$53	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 1602 01 - Larry Noe</b>	<b>Current</b>	<b>02/27/2026</b>	<b>\$839</b>		<b>(\$839)</b>	<b>(\$839)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/29/2025		2		(\$839)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1604 01 - Wesley Canerday</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$840</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/02/2025		29		\$0	\$0	\$0	\$0	\$0
<b>7DCY 0001 1706 01 - Anthony Ireland / Zana Ireland</b>	<b>Current</b>	<b>02/18/2026</b>	<b>\$840</b>		<b>(\$840)</b>	<b>(\$840)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/08/2025		23		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1709 01 - Michael Johnson / Alita Johnson</b>	<b>Current</b>	<b>03/02/2026</b>	<b>\$1,058</b>		<b>(\$1,538)</b>	<b>(\$1,538)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$1,059)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/30/2025		1		(\$479)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1804 01 - Stuart Elder</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>(\$839)</b>	<b>(\$839)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$839)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1807 01 - Jon Paul Taylor / Deanna Taylor</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>(\$839)</b>	<b>(\$839)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/31/2025		0		(\$839)	\$0	\$0	\$0	\$0
<b>7DCY 0001 1901 01 - James Wallis</b>	<b>Current</b>	<b>11/13/2025</b>	<b>\$4,236</b>		<b>(\$2,118)</b>	<b>\$0</b>	<b>(\$2,118)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
MM - Lockbox Prepayment		11/13/2025		48		\$0	(\$2,118)	\$0	\$0	\$0
<b>7DCY 0001 1907 01 - Lloyd Dalton / Victoria Dalton</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$940</b>		<b>\$1,488</b>	<b>\$840</b>	<b>\$623</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		11/01/2025		60		\$0	\$623	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
<b>7DCY 0001 1909 01 - Goran Bilal</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,058</b>		<b>(\$1)</b>	<b>(\$1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass from SM		12/18/2025		13		(\$1)	\$0	\$0	\$0	\$0
<b>7DCY 0001 2003 01 - Flintstone Child Care Center</b>	<b>Current</b>	<b>02/26/2026</b>	<b>\$1,665</b>		<b>\$2,290</b>	<b>\$893</b>	<b>\$840</b>	<b>\$532</b>	<b>\$0</b>	<b>\$25</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$532	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$840	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$840	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$42	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0001 2008 01 - Brenda Roberts / Wayne Roberts</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>(\$149)</b>	<b>(\$149)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass from SM		12/18/2025		13		(\$149)	\$0	\$0	\$0	\$0
<b>7DCY 0001 2103 01 - Roger Karsten / Teresa Karsten</b>	<b>Current</b>	<b>03/04/2026</b>	<b>\$1,418</b>		<b>(\$251)</b>	<b>(\$251)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass from SM		12/18/2025		13		(\$251)	\$0	\$0	\$0	\$0
<b>7DCY 0001 2104 01 - Sunray Rentalz LLC</b>	<b>Current</b>	<b>02/18/2026</b>	<b>\$21,511</b>		<b>\$1,736</b>	<b>\$1,736</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$1,643	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$82	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>Building 0001 TOTAL</b>					<b>\$65,576</b>	<b>(\$5,858)</b>	<b>\$5,957</b>	<b>\$37,109</b>	<b>\$2,517</b>	<b>\$25,851</b>

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0002 0107 01 - Tropical Mountains Investments</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$668</b>		<b>(\$840)</b>	<b>(\$840)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Reclass from SM		12/18/2025		13		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0206 01 - Clyde Bell</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$668</b>		<b>\$83</b>	<b>(\$646)</b>	<b>\$0</b>	<b>\$729</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$729	\$0	\$0
MM - Lockbox Prepayment		12/29/2025		2		(\$646)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0207 01 - Kevin Bailey / Janice Bailey</b>	<b>Current</b>	<b>02/06/2026</b>	<b>\$700</b>		<b>\$44</b>	<b>\$44</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
LF - Late Fee		12/18/2025		13		\$33	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0301 01 - James Feltner</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,032</b>		<b>(\$1,115)</b>	<b>(\$1,088)</b>	<b>(\$9)</b>	<b>(\$9)</b>	<b>(\$9)</b>	<b>\$0</b>
UA - Lockbox Prepayment		09/23/2025		99		\$0	\$0	\$0	(\$9)	\$0
UA - Lockbox Prepayment		10/28/2025		64		\$0	\$0	(\$9)	\$0	\$0
UA - Lockbox Prepayment		11/21/2025		40		\$0	(\$9)	\$0	\$0	\$0
MM - Lockbox Prepayment		12/23/2025		8		(\$1,079)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/23/2025		8		(\$9)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0306 01 - John Pearce / Cerise Pearce</b>	<b>Current</b>	<b>12/30/2025</b>	<b>\$2,005</b>		<b>(\$1,955)</b>	<b>(\$1,955)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$1,175)	\$0	\$0	\$0	\$0
UA - Lockbox Prepayment		12/30/2025		1		(\$780)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0308 01 - Sandra Hilton</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$1,138</b>		<b>\$3,835</b>	<b>\$11</b>	<b>\$0</b>	<b>\$3,824</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$3,824	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0402 01 - 3500 Properties LLC</b>	<b>Current</b>	<b>02/25/2026</b>	<b>\$688</b>		<b>(\$119)</b>	<b>(\$119)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/29/2025		2		(\$119)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0505 01 - Jonathan Theus / Linda Theus</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$839</b>		<b>(\$422)</b>	<b>(\$839)</b>	<b>\$0</b>	<b>\$417</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$417	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
MM - Lockbox Prepayment		12/31/2025		0		(\$839)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0601 01 - Shannon Moore</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$1,079</b>		<b>\$65</b>	<b>\$65</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$65	\$0	\$0	\$0	\$0
<b>7DCY 0002 0603 01 - Jonathan Theus / Linda Theus</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$668</b>		<b>(\$403)</b>	<b>(\$668)</b>	<b>\$0</b>	<b>\$265</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$265	\$0	\$0
MM - Lockbox Prepayment		12/31/2025		0		(\$668)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0608 01 - Ami Soh</b>	<b>Current</b>	<b>03/02/2026</b>	<b>\$1,078</b>		<b>(\$1,078)</b>	<b>(\$1,078)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$1,078)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0704 01 - Bobby Malo / Chad Malo</b>	<b>Current</b>	<b>02/11/2026</b>	<b>\$840</b>		<b>(\$668)</b>	<b>(\$668)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/11/2025		20		(\$668)	\$0	\$0	\$0	\$0
<b>7DCY 0002 0706 01 - Rashit Galimov</b>	<b>Current</b>	<b>02/18/2026</b>	<b>\$728</b>		<b>\$2,379</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,368</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,368	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0802 01 - Sunset Paradise Equity &amp; Sunset</b>	<b>Current</b>	<b>01/07/2026</b>	<b>\$2,059</b>		<b>\$1,391</b>	<b>\$723</b>	<b>\$668</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		11/01/2025		60		\$0	\$668	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$668	\$0	\$0	\$0	\$0
II - Interest Income		12/18/2025		13		\$10	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$33	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0803 01 - Robert Hollingsworth</b>	<b>Current</b>	<b>02/03/2026</b>	<b>\$100</b>		<b>\$4,452</b>	<b>\$713</b>	<b>\$668</b>	<b>\$2,036</b>	<b>\$668</b>	<b>\$367</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		08/01/2025		152		\$0	\$0	\$0	\$0	\$342
MM - Maintenance Fees		09/01/2025		121		\$0	\$0	\$0	\$668	\$0
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$668	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$1,368	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$668	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$668	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$33	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0806 01 - Kevin Royer</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$668</b>		<b>\$2,379</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,368</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,368	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0808 01 - Stephan Cagle / Walker Cagle</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,079</b>		<b>\$76</b>	<b>\$76</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$62	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$3	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 0901 01 - Demash Investments LLC</b>	<b>Current</b>	<b>12/05/2025</b>	<b>\$12,750</b>		<b>\$12,493</b>	<b>\$1,133</b>	<b>\$1,079</b>	<b>\$4,903</b>	<b>\$1,079</b>	<b>\$4,300</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$1,157
UA - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$960
MM - Maintenance Fees		07/01/2025		183		\$0	\$0	\$0	\$0	\$1,079
MM - Maintenance Fees		08/01/2025		152		\$0	\$0	\$0	\$0	\$1,079
MM - Maintenance Fees		09/01/2025		121		\$0	\$0	\$0	\$1,079	\$0
MM - Maintenance Fees		10/01/2025		91		\$0	\$0	\$1,079	\$0	\$0
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$3,824	\$0	\$0
MM - Maintenance Fees		11/01/2025		60		\$0	\$1,079	\$0	\$0	\$0
MM - Maintenance Fees		12/01/2025		30		\$1,079	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$54	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0002 0906 01 - Ashok Bhupathiraju</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$728</b>		<b>\$2,379</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,368</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,368	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1001 01 - Lovemore Ncube / Snelisiwe Ncube</b>	<b>Current</b>	<b>02/23/2026</b>	<b>\$1,309</b>		<b>\$3,835</b>	<b>\$11</b>	<b>\$0</b>	<b>\$3,824</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$3,824	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1002 01 - Walton Accommodations 230 LLC</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$668</b>		<b>\$60</b>	<b>\$60</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
BC - Returned Item Fee - Reversal - Insufficient Funds		12/17/2025		14		\$60	\$0	\$0	\$0	\$0
<b>7DCY 0002 1102 01 - Melissa Darnell</b>	<b>Current</b>	<b>03/06/2026</b>	<b>\$668</b>		<b>\$46</b>	<b>\$21</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25</b>
MI - Beginning Balance		06/30/2025		184		\$0	\$0	\$0	\$0	\$25
MM - Maintenance Fees		12/01/2025		30		\$10	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1103 01 - Aref Hosseinzadeh</b>	<b>Current</b>	<b>03/10/2026</b>	<b>\$1,468</b>		<b>\$2,079</b>	<b>\$11</b>	<b>\$0</b>	<b>\$2,068</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$2,068	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1105 01 - Donald Weeks III</b>	<b>Current</b>	<b>02/27/2026</b>	<b>\$840</b>		<b>(\$827)</b>	<b>(\$827)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$827)	\$0	\$0	\$0	\$0
<b>7DCY 0002 1106 01 - Andrew Sisk</b>	<b>Current</b>	<b>02/18/2026</b>	<b>\$1,151</b>		<b>\$483</b>	<b>\$483</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$449	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$22	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1107 01 - Cecil Mooney</b>	<b>Current</b>	<b>03/04/2026</b>	<b>\$668</b>		<b>\$11</b>	<b>\$11</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
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December 31, 2025

Account - Resident / Co-resident	Status	Last Pay Date	Amount	Days Aging	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>7DCY 0002 1108 01 - Patrick Armbrust / Deborah Armbrust</b>	<b>Current</b>	<b>02/04/2026</b>	<b>\$3,079</b>		<b>\$1,106</b>	<b>\$0</b>	<b>(\$818)</b>	<b>\$1,924</b>	<b>\$0</b>	<b>\$0</b>
SM - Special Assessment		10/01/2025		91		\$0	\$0	\$1,924	\$0	\$0
MM - Lockbox Prepayment		11/24/2025		37		\$0	(\$338)	\$0	\$0	\$0
UA - Lockbox Prepayment		11/24/2025		37		\$0	(\$480)	\$0	\$0	\$0
<b>7DCY 0002 1204 01 - Michelle Winters</b>	<b>Current</b>	<b>02/25/2026</b>	<b>\$839</b>		<b>(\$840)</b>	<b>(\$840)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/19/2025		12		(\$840)	\$0	\$0	\$0	\$0
<b>7DCY 0002 1207 01 - JPorter &amp; KC Share</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$668</b>		<b>(\$668)</b>	<b>(\$668)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/30/2025		1		(\$668)	\$0	\$0	\$0	\$0
<b>7DCY 0002 1301 01 - Ted Hayden / Susan Hayden</b>	<b>Current</b>	<b>03/11/2026</b>	<b>\$1,079</b>		<b>\$62</b>	<b>\$62</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Maintenance Fees		12/01/2025		30		\$48	\$0	\$0	\$0	\$0
LF - Late Fee		12/18/2025		13		\$2	\$0	\$0	\$0	\$0
UF - Reminder Collection Cost		12/18/2025		13		\$11	\$0	\$0	\$0	\$0
<b>7DCY 0002 1303 01 - Brenda Freeman</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$668</b>		<b>(\$480)</b>	<b>(\$480)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/03/2025		28		(\$480)	\$0	\$0	\$0	\$0
<b>7DCY 0002 1401 01 - Larry Crutcher / Melody Crutcher</b>	<b>Current</b>	<b>03/03/2026</b>	<b>\$1,676</b>		<b>(\$1,677)</b>	<b>(\$1,677)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
MM - Lockbox Prepayment		12/04/2025		27		(\$1,677)	\$0	\$0	\$0	\$0
<b>Building 0002 TOTAL</b>					<b>\$26,166</b>	<b>(\$8,937)</b>	<b>\$1,588</b>	<b>\$27,085</b>	<b>\$1,738</b>	<b>\$4,691</b>
<b>TOTALS</b>					<b>\$91,741</b>	<b>(\$14,796)</b>	<b>\$7,545</b>	<b>\$64,195</b>	<b>\$4,255</b>	<b>\$30,543</b>
Delinquent					\$135,073	\$20,881	\$11,255	\$64,204	\$4,267	\$34,466
Prepaid					(\$43,331)	(\$35,677)	(\$3,709)	(\$9)	(\$12)	(\$3,924)

GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**

December 31, 2025

TOTALS BY CHARGE CODE	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
<b>AF Attorney Fees</b>	<b>\$2,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,250</b>	<b>\$0</b>	<b>\$0</b>
Delinquent	\$2,250	\$0	\$0	\$2,250	\$0	\$0
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>BC Return Check Fees</b>	<b>\$60</b>	<b>\$60</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Delinquent	\$60	\$60	\$0	\$0	\$0	\$0
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>II Interest Income</b>	<b>\$2,243</b>	<b>\$962</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,280</b>
Delinquent	\$2,243	\$962	\$0	\$0	\$0	\$1,280
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>LF Late Fees</b>	<b>\$949</b>	<b>\$949</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Delinquent	\$949	\$949	\$0	\$0	\$0	\$0
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>MI Miscellaneous</b>	<b>\$300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300</b>
Delinquent	\$300	\$0	\$0	\$0	\$0	\$300
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>MM Maintenance Fees</b>	<b>\$34,095</b>	<b>(\$13,196)</b>	<b>\$8,034</b>	<b>\$6,985</b>	<b>\$4,267</b>	<b>\$28,005</b>
Delinquent	\$72,958	\$18,526	\$11,255	\$6,985	\$4,267	\$31,926
Prepaid	(\$38,863)	(\$31,722)	(\$3,220)	\$0	\$0	(\$3,921)
<b>SM Special Assessment</b>	<b>\$54,968</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,968</b>	<b>\$0</b>	<b>\$0</b>
Delinquent	\$54,968	\$0	\$0	\$54,968	\$0	\$0
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0
<b>UA Annual Storage Fee</b>	<b>(\$3,508)</b>	<b>(\$3,955)</b>	<b>(\$489)</b>	<b>(\$9)</b>	<b>(\$12)</b>	<b>\$957</b>
Delinquent	\$960	\$0	\$0	\$0	\$0	\$960
Prepaid	(\$4,468)	(\$3,955)	(\$489)	(\$9)	(\$12)	(\$3)



GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOCIATION INC  
**Resident Delinquent and Prepaids Details**  
December 31, 2025

TOTALS BY CHARGE CODE	Balance Due	Current	1 Month	2 Months	3 Months	4+ Months
UF Reminder Collection Cost	\$385	\$385	\$0	\$0	\$0	\$0
Delinquent	\$385	\$385	\$0	\$0	\$0	\$0
Prepaid	\$0	\$0	\$0	\$0	\$0	\$0

# Prepaid Insurance

December 31, 2025

Description	Policy Number	Premium Period From	Premium Period To	Remaining Policy Days	Total Premium	Paid To Date	Balance To Be Paid	Prepaid Balance	Expense For The Month	Total Expensed
Crime	SAAF35810900	7/1/2025	6/30/2026	181	2,060	2,060	0	1,022	175	1,038
D&O	NPP715549	7/1/2025	6/30/2026	181	13,080	13,080	0	6,487	1,111	6,593
Flood - parking garage	91151365740	7/1/2025	6/30/2026	181	1,339	1,339	0	664	114	675
Flood - Tower 1	91150959456	7/1/2025	6/30/2026	181	91,317	91,317	0	45,284	7,756	46,033
Flood - Tower 2	91151365442	7/13/2025	7/12/2026	193	29,642	29,642	0	15,674	2,518	13,968
Liability	PSI000250/2500	7/1/2025	6/30/2026	181	83,475	83,475	0	41,394	7,090	42,081
Property	PCP7994118-00	12/1/2025	11/30/2026	334	363,552	363,552	0	332,675	30,877	30,877
Umbrella	CSX00033373P-04	7/1/2025	6/30/2026	181	18,496	18,496	0	9,172	1,571	9,323
Umbrella	ESB-HS-UCX-0001068-01	7/1/2025	6/30/2026	181	26,652	26,652	0	13,216	2,264	13,436
Umbrella	RN-7-0326753-03	7/1/2025	6/30/2026	181	37,975	37,975	0	18,832	3,225	19,143
<b>Total:</b>					<b>\$667,588</b>	<b>\$667,588</b>	<b>\$0</b>	<b>\$484,420</b>	<b>\$56,699</b>	<b>\$183,167</b>

# Prepaid Expenses

December 31, 2025

No Data Found For The Period

# Open Payables

December 31, 2025

No data found for the period

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
50045-01	Burg Law #1788748	11/4/2025 - 11/12/2025	Legal Fees	1,553	1,553
50045-01	Burg Law #1788749	12/7/2025 - 12/17/2025	Legal Fees	2,737	2,737
50045-01	Burg Law #1788750	12/1/2025 - 12/11/2025	Legal Fees	520	520
50045-01	Burg Law #1788747	10/2/2025 - 10/29/2025	Legal Fees	5,727	5,727
<b>Subtotal :</b>				<b>\$10,536</b>	<b>\$10,536</b>
50050-40	DBPR ACH 9/5 OPR1	9/1/2025 - 9/30/2025	License, Taxes, Permit	750	750
<b>Subtotal :</b>				<b>\$750</b>	<b>\$750</b>
50081	First Service #1792624	12/5/2025 - 12/31/2025	Printing And Postage	1,965	1,965
<b>Subtotal :</b>				<b>\$1,965</b>	<b>\$1,965</b>
50125	Curiosity Marketing #1788756	11/10/2025 - 11/11/2025	Web Page/Internet	135	135
50125	Curiosity Marketing #1788755	8/6/2025 - 8/7/2025	Web Page/Internet	1,148	1,148
<b>Subtotal :</b>				<b>\$1,283</b>	<b>\$1,283</b>
51044	FL Dept of Revenue ACH 11/21	11/1/2025 - 11/30/2025	Sales & Use Tax	4,658	4,658
51044	FL Dept of Rev ACH 9/24 OPR1	9/1/2025 - 9/30/2025	Sales & Use Tax	4,453	4,453
<b>Subtotal :</b>				<b>\$9,111</b>	<b>\$9,111</b>
54050-00	FPL #1790473	11/18/2025 - 12/16/2025	Electricity	686	686
54050-00	FPL #1790474	11/18/2025 - 12/16/2025	Electricity	56	56
54050-00	FPL #1790475	11/18/2025 - 12/16/2025	Electricity	3,448	3,448
54050-00	FPL #1790476	11/18/2025 - 12/16/2025	Electricity	3,622	3,622
54050-00	FPL #1790477	11/18/2025 - 12/16/2025	Electricity	296	296
54050-00	FPL #1790478	11/18/2025 - 12/16/2025	Electricity	37	37
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	355	355
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	29	29

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	1,784	1,784
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	1,873	1,873
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	153	153
54050-00	FPL-est	12/17/2025 - 12/31/2025	Electricity	19	19
<b>Subtotal :</b>				<b>\$12,358</b>	<b>\$12,358</b>
54070-00	City of Panama City Beach (Est) TOWER2	11/23/2025 - 12/31/2025	Water & Sewer	6,138	6,138
54070-00	City of Panama City Beach (Est) TOWER1	9/27/2025 - 12/31/2025	Water & Sewer	36,143	36,143
54070-00	City of Panama City Beach #1788765 TOWER2	9/27/2025 - 11/22/2025	Water & Sewer	9,206	9,206
54070-00	Consolidatyes Water (Multiple)	10/1/2025 - 12/31/2025	Water & Sewer	258	258
<b>Subtotal :</b>				<b>\$51,745</b>	<b>\$51,745</b>
54080	Tiger Gas #1788875	10/10/2025 - 11/13/2025	Gas/Fuel Oil	326	326
54080	Tiger Gas-est	11/14/2025 - 12/31/2025	Gas/Fuel Oil	447	447
<b>Subtotal :</b>				<b>\$773</b>	<b>\$773</b>
54095	Brask Enterprises#1788743	11/1/2025 - 11/30/2025	Trash	1,364	1,364
54095	Brask Enterprises #1788744	12/1/2025 - 12/31/2025	Trash	1,364	1,364
54095	Coastal Waste #1788771	12/21/2025 - 12/22/2025	Trash	587	587
54095	Coastal Waste #1788770	12/9/2025 - 12/10/2025	Trash	574	574
54095	Coastal Waste #1789965	12/23/2025 - 12/30/2025	Trash	1,223	1,223
54095	Coastal Waste-AVID	10/31/2025 - 11/1/2025	Trash	627	627
54095	Coastal Waste-AVID	11/9/2025 - 11/10/2025	Trash	610	610
54095	Coastal Waste-AVID	11/23/2025 - 11/24/2025	Trash	579	579
54095	Coastal Waste-AVID	11/30/2005 - 12/1/2025	Trash	589	589
54095	Coastal Waste-AVID	12/7/2025 - 12/8/2025	Trash	587	587

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
54095	Coastal Waste-AVID	12/1/2025 - 12/31/2025	Trash	2,505	2,505
<b>Subtotal :</b>				<b>\$10,609</b>	<b>\$10,609</b>
54100-00	Unrecorded VISA bill pmnt 11/24 ACH	11/1/2025 - 11/30/2025	Telephone	103	103
54100-00	Wow Business #1783204	12/1/2025 - 12/31/2025	Telephone	3,035	3,035
54100-00	First Service 1789819	12/1/2025 - 12/31/2025	Telephone	50	50
<b>Subtotal :</b>				<b>\$3,189</b>	<b>\$3,189</b>
60013	Wow Business Inv est	12/1/2025 - 12/31/2025	Cable Television	7,559	7,559
<b>Subtotal :</b>				<b>\$7,559</b>	<b>\$7,559</b>
60029-00	Labor Ready - Est	12/27/2025 - 12/31/2025	Contract Labor	1,783	1,783
60029-00	First Service #1789819	11/29/2025 - 12/12/2025	Contract Labor	4,393	4,393
60029-00	First Service #1789822	12/13/2025 - 12/26/2025	Contract Labor	5,032	5,032
60029-00	First Service-est	12/27/2025 - 12/31/2025	Contract Labor	1,797	1,797
60029-00	Labor ready #1788835	12/20/2025 - 12/26/2025	Contract Labor	2,496	2,496
<b>Subtotal :</b>				<b>\$15,501</b>	<b>\$15,501</b>
60051	Century Fire #1789958	11/1/2025 - 12/31/2025	Fire Alarm Inspection	100	100
<b>Subtotal :</b>				<b>\$100</b>	<b>\$100</b>
60082	WOW ACH 7/9 OPR2	7/1/2025 - 7/31/2025	Internet Access	64	64
60082	Wow Business Inv est	11/4/2025 - 11/30/2025	Internet Access	1,150	1,150
60082	Wow Business Inv est	12/1/2025 - 12/31/2025	Internet Access	1,320	1,320
<b>Subtotal :</b>				<b>\$2,533</b>	<b>\$2,533</b>
60090	Landscaping est	7/1/2025 - 9/30/2025	Lawn Maintenance	3,600	3,600

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
60090	Green Earth Southeast	11/1/2025 - 12/31/2025	Lawn Maintenance	3,735	3,735
<b>Subtotal :</b>				<b>\$7,335</b>	<b>\$7,335</b>
61000	Unrecorded Manual Check 100289 OPR2	7/1/2025 - 7/31/2025	Management Services	157	157
61000	Manual Check 0 8/14 OPR2	8/1/2025 - 8/31/2025	Management Services	26	26
61000	First Service #1789820	9/30/2025 - 11/30/2025	Management Services	417	417
61000	First Service #1789823	12/17/2025 - 12/18/2025	Management Services	150	150
<b>Subtotal :</b>				<b>\$750</b>	<b>\$750</b>
61010	Orkin - est	11/1/2025 - 12/31/2025	Pest Control	2,340	2,340
<b>Subtotal :</b>				<b>\$2,340</b>	<b>\$2,340</b>
61045-00	L Lance Security #1788838	12/15/2025 - 12/21/2025	Security Services	4,708	4,708
61045-00	L Lance Security #1788839	12/22/2025 - 12/28/2025	Security Services	5,232	5,232
61045-00	L Lance Security-EST	12/29/2025 - 12/31/2025	Security Services	2,242	2,242
<b>Subtotal :</b>				<b>\$12,183</b>	<b>\$12,183</b>
61045-10	ProComm #1788856	12/1/2025 - 12/31/2025	Security Services	2,771	2,771
<b>Subtotal :</b>				<b>\$2,771</b>	<b>\$2,771</b>
65000-01	First Service #1789819	11/29/2025 - 12/12/2025	Salaries	3,269	3,269
65000-01	First Service #1789822	12/13/2025 - 12/26/2025	Salaries	3,269	3,269
65000-01	First Service-est	12/27/2025 - 12/31/2025	Salaries	1,168	1,168
<b>Subtotal :</b>				<b>\$7,706</b>	<b>\$7,706</b>
65000-02	First Service #1789819	11/29/2025 - 12/12/2025	Salaries	3,037	3,037
65000-02	First Service #1789822	12/13/2025 - 12/26/2025	Salaries	2,740	2,740

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
65000-02	First Service-est	12/27/2025 - 12/31/2025	Salaries	978	978
<b>Subtotal :</b>				<b>\$6,755</b>	<b>\$6,755</b>
65040	First Service #1789821	12/1/2025 - 12/31/2025	Medical Insurance	2,364	2,364
<b>Subtotal :</b>				<b>\$2,364</b>	<b>\$2,364</b>
65070	First Service #1789819	11/29/2025 - 12/12/2025	Payroll Burden	2,832	2,832
65070	First Service #1789822	12/13/2025 - 12/26/2025	Payroll Burden	2,928	2,928
65070	First Service-est	12/27/2025 - 12/31/2025	Payroll Burden	1,046	1,046
<b>Subtotal :</b>				<b>\$6,806</b>	<b>\$6,806</b>
70025	System Svc #1788869	11/25/2025 - 11/26/2025	R&M-Building	365	365
70025	System Service #1788871	12/23/2025 - 12/24/2025	R&M-Building	361	361
70025	System Service #1788868	11/13/2025 - 11/14/2025	R&M-Building	575	575
70025	System Service #1788866	11/6/2025 - 11/7/2025	R&M-Building	240	240
70025	System Svc #1788867	11/10/2025 - 11/11/2025	R&M-Building	454	454
70025	System Service-AVID	12/15/2025 - 12/16/2025	R&M-Building	771	771
<b>Subtotal :</b>				<b>\$2,766</b>	<b>\$2,766</b>
70048-00	Sudden Service #1790257	10/29/2025 - 11/25/2025	R&M Equipment	8,986	8,986
70048-00	System Svc #178886970	11/26/2025 - 11/27/2025	R&M Equipment	11,895	11,895
<b>Subtotal :</b>				<b>\$20,881</b>	<b>\$20,881</b>
70058-00	Florida Select #1788816	12/10/2025 - 12/11/2025	Grounds - Other	500	500
70058-00	Green Earth-AVID	10/8/2025 - 10/9/2025	Grounds - Other	571	571
70058-00	Green Earth-AVID	11/30/2025 - 12/1/2025	Grounds - Other	82	82

# Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
<b>Subtotal :</b>				<b>\$1,153</b>	<b>\$1,153</b>
70060	Unifirst #1788883	12/12/2025 - 12/13/2025	R&M General	437	437
70060	Unifirst #1788881	11/14/2025 - 11/15/2025	R&M General	457	457
70060	Unifirst #1788882	11/28/2025 - 11/29/2025	R&M General	437	437
70060	Premium Quality Lighting #1790660	10/21/2025 - 10/22/2025	R&M General	2,253	2,253
70060	Premium Quality Lighting #1790661	12/18/2025 - 12/19/2025	R&M General	662	662
70060	Unifirst-AVID	12/26/2025 - 12/27/2025	R&M General	437	437
<b>Subtotal :</b>				<b>\$4,684</b>	<b>\$4,684</b>
70077	TEK Distributors #1788873	11/10/2025 - 11/11/2025	Cleaning & Janitorial	731	731
70077	TEK Distributors #1788874	12/3/2025 - 12/4/2025	Cleaning & Janitorial	470	470
<b>Subtotal :</b>				<b>\$1,200</b>	<b>\$1,200</b>
70095	Unrecorded Manual Check 100263 OPR2	7/1/2025 - 7/31/2025	R&M-Pool/Spa/Fountain	88	88
70095	Flagala #1788809	7/10/2025 - 7/11/2025	R&M-Pool/Spa/Fountain	1,658	1,658
70095	Flagala #1788813	10/2/2025 - 10/3/2025	R&M-Pool/Spa/Fountain	289	289
70095	Flagala #1788812	8/1/2025 - 8/2/2025	R&M-Pool/Spa/Fountain	1,763	1,763
70095	Flagala #1788807	10/2/2025 - 10/3/2025	R&M-Pool/Spa/Fountain	720	720
70095	Flagala #1788809	10/14/2025 - 10/15/2025	R&M-Pool/Spa/Fountain	278	278
70095	Nautilus Chemical #17488845	11/3/2025 - 11/4/2025	R&M-Pool/Spa/Fountain	2,403	2,403
70095	Flagala #1788808	10/2/2025 - 10/3/2025	R&M-Pool/Spa/Fountain	71	71
<b>Subtotal :</b>				<b>\$7,270</b>	<b>\$7,270</b>
70289-00	USBank Autopay 11/28	11/1/2025 - 11/30/2025	Contingency	4,018	4,018
70289-00	Authnet Gateway billing ACH 11/4	11/4/2025 - 11/5/2025	Contingency	33	33
70289-00	Authnet Gateway Billing ACH 10.2.25	10/1/2025 - 10/31/2025	Contingency	33	33

## Accrued Expenses

December 31, 2025

Account	Description	Service Dates	GL Description	Invoice Amount	Calculated Amount
70289-00	US Bank ACH 10.29.25 (Avid)	10/1/2025 - 10/31/2025	Contingency	5,170	5,170
70289-00	Southern Restoration #1791387	9/16/2025 - 9/17/2025	Contingency	22,000	22,000
70289-00	USBank ACH 12/30/25	12/1/2025 - 12/31/2025	Contingency	5,968	5,968
70289-00	Authnet Gateway billing ACH 12/31/25	12/1/2025 - 12/31/2025	Contingency	33	33
<b>Subtotal :</b>				<b>\$37,255</b>	<b>\$37,255</b>
<b>Total :</b>				<b>\$252,231</b>	<b>\$252,231</b>

# Bank Reconciliations

As of December 31, 2025

**OPR1 - VALLEY BANK OPR CHG CLICK | 10010 - 229 | \*\*\*\*\*7805**

<b>Book Balance</b>		<b><u>\$66,219.95</u></b>
GL Balance	\$66,219.95	
<b>Bank Balance</b>		<b><u>\$66,219.95</u></b>
Bank Statement Ending Balance	\$72,139.78	
Outstanding Checks (-)	\$5,919.83	
Deposits in Transit (+)	\$0.00	
Deposits JEs in Transit (+)	\$0.00	
Withdrawal JEs in Transit (-)	\$0.00	
Bank Adjustments (+/-)	\$0.00	
<b>Total Variance</b>		<b><u>\$0.00</u></b>
<hr/>		
<b>Reconciliation Summary</b>		<b><u>(\$712,601.04)</u></b>
Total Reconciled Deposits	\$379,689.39	
Total Reconciled Withdrawals	\$1,092,290.43	

# Bank Reconciliations

As of December 31, 2025

OPR1 - VALLEY BANK OPR CHG CLICK | 10010 - 229 | \*\*\*\*\*7805 | OUTSTANDING ITEMS

DEPOSITS IN TRANSIT				OUTSTANDING CHECKS						
Batch No	Description	Batch Date	Amount	Payee	Invoice Type	Payment Type	Status	Check Date	Check No	Amount
No activity for the current period				BURG LAW PA	Regular	CheckPrint	Unreconciled	08/08/2025	39	\$1,030.00
				GRAND PANAMA BEACH RESORT CONDOMINIUM ASSOC INC	Regular	CheckPrint	Unreconciled	09/05/2025	81	\$0.10
				TECO PEOPLES GAS	Prepaid	ACHNonPrint	Unreconciled	11/20/2025	234	\$134.74
				TECO PEOPLES GAS	Prepaid	ACHNonPrint	Unreconciled	11/20/2025	235	\$45.85
				TECO PEOPLES GAS	Prepaid	ACHNonPrint	Unreconciled	11/20/2025	236	\$134.13
				WOW BUSINESS	Prepaid	ACHNonPrint	Unreconciled	11/25/2025	241	\$4,355.48
				COX POOLS COMMERCIAL LLC	Regular	CheckExport	Unreconciled	12/15/2025	257	\$185.00
				FPL NORTHWEST FL	Prepaid	ACHNonPrint	Unreconciled	12/17/2025	267	\$34.53
				<b>TOTAL OUTSTANDING CHECKS</b>						<b>\$5,919.83</b>

# Bank Reconciliations

As of December 31, 2025

RSV1 - VALLEY BANK MM RSV CLOSED 1/08/2025 | 12010 - 229A | \*\*\*\*\*2907

<b>Book Balance</b>		<b><u>\$3,373,634.65</u></b>
GL Balance	\$3,373,634.65	
Includes Posted Book Adjustments - \$8,820.34		
<b>Bank Balance</b>		<b><u>\$3,373,634.65</u></b>
Bank Statement Ending Balance	\$3,373,634.65	
Outstanding Checks (-)	\$0.00	
Deposits in Transit (+)	\$0.00	
Deposits JEs in Transit (+)	\$0.00	
Withdrawal JEs in Transit (-)	\$0.00	
Bank Adjustments (+/-)	\$0.00	
<b>Total Variance</b>		<b><u>\$0.00</u></b>
<hr/>		
<b>Reconciliation Summary</b>		<b><u>\$16,518.00</u></b>
Total Reconciled Deposits	\$65,050.00	
Total Reconciled Withdrawals	\$48,532.00	

# Bank Reconciliations

As of December 31, 2025

RSV1 - VALLEY BANK MM RSV CLOSED 1/08/2025 | 12010 - 229A | \*\*\*\*\*2907 | BOOK ADJUSTMENTS

**BOOK ADJUSTMENTS**

Description	Amount
12/31/25 Interest RSV1	\$8,820.34
<b>TOTAL BOOK ADJUSTMENTS</b>	<b>\$8,820.34</b>



**FirstService**  
RESIDENTIAL

# Supplemental Schedules and Bank Statements

*Confidential - For Management Use Only*

## Appendix of Supplemental Schedules

As of December 31, 2025

**Schedule Name\***

- i. Due (To)/From Reserves
- ii. Allowance for Bad Debt
- iii. A/P Clearing
- iv. A/R Clearing
- v. Utility Deposits
- vi. Fixed Assets
- vii. Guest Registration Fees
- viii. Special Assessment Liabilities



# Due To/From Reserves

As of December 31, 2025

Amount Due	Due To	Due From
523,050.89	RSV1 - Valley Bank	OPR1 - Valley Bank

## Balance Summary

	December	November	Variance
Total Cash	3,373,634.65	3,348,296.31	(25,338.34)
Total Liabilities Non-SIRS	3,896,685.54	3,871,347.20	(25,338.34)
Total Liabilities SIRS	-	0.00	0.00
<b>(Cash) - (Liabilities)</b>	<b>(523,050.89)</b>	<b>(523,050.89)</b>	<b>0.00</b>

## Activity Details

Transaction Date	Description		Due to Amount	Balance
12/31/24	Prior Management CPA AJE	Prior Year Balance	(300,000.00)	(300,000.00)
01/31/25	Prior Management Reserves Transfer		(69,175.00)	
		<b>Q1</b>	<b>(69,175.00)</b>	<b>(369,175.00)</b>
05/31/25	Prior Management monthly transfer not recorded		(65,050.00)	
06/30/25	Prior Management monthly transfer not recorded		(65,050.00)	
06/30/25	Adjustment made to due to/from to correct amount		73,995.11	
		<b>Q2</b>	<b>(56,104.89)</b>	<b>(425,279.89)</b>
07/31/25	Monthly transfer not recorded - April outstanding amount from prior mgmt		(65,050.00)	
		<b>Q3</b>	<b>(65,050.00)</b>	<b>(490,329.89)</b>
10/01/25	Check #1 System Service and Engineering Cut from RSV1 coded to 70048		(13,407.00)	
10/06/25	Check #2 System Service and Engineering Cut from RSV1 coded to 70048		(19,314.00)	
		<b>Q4</b>	<b>(32,721.00)</b>	<b>(523,050.89)</b>
		<b>YTD</b>	<b>(223,050.89)</b>	<b>(523,050.89)</b>

Aging As Of	12/31/2025
Greater than 60 days	-
Greater than 90 days	(503,736.89)



# Allowance for Bad Debt

As of December 31, 2025

Account #: 10390 00

Description	Date	Amount
Beginning Balance - Prior Management (No details provided)	06/30/25	(1,375.42)
2024 AJE #6 adjust allowance	08/01/25	(13,624.58)
W/O Bad Debt - Unit 0002-1101-01 M. Zechman	09/30/25	1,078.89
<b>Total</b>		<b>(13,921.11)</b>



# A/P Clearing

As of December 31, 2025

Account #: 10549

Description	Bank Code	Transaction Date	Accrued to Account #	Amount
Manual Check 100289	OPR2	07/03/25	61000	157.21
WOW	OPR2	07/09/25	60082	63.70
Manual Check 100263	OPR2	07/11/25	70095	87.72
Check 0	OPR2	08/14/25	61000	25.52
DBPR	OPR1	09/05/25	50050 40	125.00
DBPR	OPR1	09/05/25	50050 40	125.00
DBPR	OPR1	09/05/25	50050 40	125.00
DBPR	OPR1	09/05/25	50050 40	125.00
DBPR	OPR1	09/05/25	50050 40	125.00
DBPR	OPR1	09/05/25	50050 40	125.00
FLA Dept Revenue	OPR1	09/24/25	51044	4,453.18
Authnet Gateway Billing	OPR1	10/02/25	70289	33.00
US Bank	OPR1	10/29/25	70289	5,170.41
Authnet Gateway Billing	OPR1	11/04/25	70289	33.00
FLA Dept Revenue	OPR1	11/21/25	51044	4,658.17
Visa Billing	OPR1	11/24/25	54100	103.13
US Bank	OPR1	11/28/25	70289	4,017.70
Authnet Gateway Billing	OPR1	12/09/25	70289	33.00
US Bank	OPR1	12/30/25	70289	5,968.30
<b>Total</b>				<b>25,554.04</b>

**Aging As Of**

**12/31/2025**

**Greater than 60 days**

**5,170.41**

**Greater than 90 days**

**5,570.33**

# A/R Clearing

As of December 31, 2025

Account #: 10550

Description	Bank Code	Transaction Date	Amount	CAS Ticket #
10.2.25 Unrecorded Deposit OPR1		10/02/25	(369.89)	4567753
Maintenance fees		11/22/25	(150.00)	4885331
Maintenance fees		12/17/25	(150.00)	4885370
<b>Total</b>			<b>(669.89)</b>	

Aging As of	12/31/2025
Greater than 60 days	-
Greater than 90 days	(369.89)



# Utility Deposits

As of December 31, 2025

Account #: 19010

Description	Date	Amount
Beginning Balance - Prior Management (No details provided)	06/30/25	9,979.86
<b>Total</b>		<b>9,979.86</b>



# Fixed Assets

As of December 31, 2025

Account #: 16014 Property and Equipment

Description	Date	Amount
Beginning Balance	06/30/25	2,349,820.00
<b>Total</b>		<b>2,349,820.00</b>

Account #: 16090 00 Accumulated Depr

Description	Date	Amount
Beginning Balance Oct-Dec 2024 loan payments	06/30/25	(1,147,591.77)
2024 AJE #2 to adjust SPA	08/01/25	920,847.77
2024 AJE #3 to record depreciation	08/01/25	(58,974.00)
<b>Total</b>		<b>(285,718.00)</b>
<b>Total Fixed Assets</b>		<b>2,064,102.00</b>



# Guest Registration Fees

As of December 31, 2025

Account #: 20005

Description	Date	Amount
Beginning Balance - 4/4 cash from front desk for registration packets	06/30/25	2,670.00
<b>Total</b>		<b>2,670.00</b>



# Special Assessment Liabilities

As of December 31, 2025

Account #: 21000 - 21010

Assessment Purpose	Budgeted Amount	Billing Dates
Bancorp loan - 5 year balloon pmts	1,903,692.00	10/1/2024 and 10/1/2025
<b>Total SPA</b>	<b>1,903,692.00</b>	

GL Code	Description	Date	Bank Code/Check #	Amount	Budget	Variance
<b>Source of Funds</b>						
21000 00	S/A Liability - Billed					
	Beginning Balance	06/30/2025		951,197.00		
	Beginning Balance	06/30/2025		2,977.00		
	July Income	07/29/2025		2,977.00		
	Beginning Balance Adj	08/01/2025		946,541.00		
	<b>Total S/A Billed</b>			<b>1,903,692.00</b>	1,903,692.00	-
	<b>Total Special Assessment Income</b>			<b>1,903,692.00</b>		
	<b>Billed 10/2025</b>					

<b>Use of Funds</b>						
21004	S/A Loan Principal Paid					
	Beginning Balance	06/30/25		(920,847.77)		
	Loan Pymts Issued from Sep 2025 to Dec 2025	12/31/25		(970,640.12)		
	<b>Total S/A Liability Spent</b>			<b>(1,891,487.89)</b>		<b>(1,891,487.89)</b>

# Special Assessment Liabilities

As of December 31, 2025

GL Code	Description	Date	Bank Code/Check #	Amount	Budget	Variance
21010 03	<b>S/A Liability - Spent Bank Loan Costs</b>					
	Beginning Balance	06/30/25		(14,934.57)		
	2024 AJE #4 record loan cost amortization	08/01/25		7,467.28		
<b>Total S/A Liability Spent Bank Loan Costs</b>				<b>(7,467.29)</b>		<b>(7,467.29)</b>
<b>Total Special Assessment Expenses</b>				<b>(1,898,955.18)</b>		<b>(1,898,955.18)</b>
<b>Total Special Assessment</b>				<b>4,736.82</b>		

**Cash to Equity Special Assessment Reconciliation**

**Liabilities:**

SPA	4,736.82
S/A-Prepaid Assessment 20110	
	<b><u>4,736.82</u></b>

**Assets:**

SPA-Receiveable 10310	54,968.37
AR - S/A Allowance 10391	-
Unbilled SPA - 10800	-
Cash-SPA 12050-ALL	-
	<b><u>54,968.37</u></b>

**Due (To)/From SPA** 50,231.55



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Statement Ending:  
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P.O. Box 558  
Wayne, NJ 07474-0558

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GRAND PANAMA BEACH RESORT CONDOMINIUM  
ASSOCIATION INC  
PRIMARY OPERATING LOCKBOX  
C/O FIRSTSERVICE RESIDENTIAL FLORIDA INC  
1601 SW 80TH TER  
PLANTATION FL 33324

- Email: [contactus@valley.com](mailto:contactus@valley.com)
- Visit Us Online: [www.valley.com](http://www.valley.com)
- Mail To: 1720 Route 23, Wayne, NJ 07470

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## Account Statement

### HOA BUSINESS CHECKING - XXXXXX7805

SUMMARY FOR THE PERIOD: 12/01/25 - 12/31/25

GRAND PANAMA BEACH RESORT CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$784,740.82		\$382,825.66		\$1,095,426.70		\$72,139.78

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$784,740.82
12/01	ACH CREDIT CYBERSRC BKCD DEPST 251201 8640000861917		\$815.63	\$785,556.45
12/01	ACH CREDIT CYBERSRC BKCD DEPST 251201 8640000861917		\$878.73	\$786,435.18
12/02	ACH CREDIT ClickPay STL ACH CP STL ACH 251201 68773701		\$2,977.00	\$789,412.18
12/02	ACH CREDIT ClickPay STL ACH CP STL ACH 251201 68766885		\$64,050.47	\$853,462.65
12/02	ACH DEBIT AUTHNET GATEWAY BILLING 251202 146147584	-\$33.00		\$853,429.65
12/02	ACH DEBIT CYBERSRC BKCD M DSC 251202 8640000861917	-\$96.76		\$853,332.89
12/02	ACH DEBIT ClickPay PROPRTYPAY	-\$75.00		\$853,257.89
12/03	ACH CREDIT CYBERSRC BKCD DEPST 251203 8640000861917		\$78.86	\$853,336.75
12/03	ACH CREDIT		\$223.32	\$853,560.07





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	CYBERSRC BKCD DEPST 251203 8640000861917			
12/03	ACH CREDIT ClickPay STL ACH CP STL ACH 251202 68898177		\$1,917.17	\$855,477.24
12/03	ACH CREDIT GRAND PANAMA BEA Settlement 251203 000025665778390		\$6,594.72	\$862,071.96
12/03	ACH CREDIT ClickPay STL ACH CP STL ACH 251202 68892965		\$23,447.06	\$885,519.02
12/03	RETURN ITEM Past Deadline Item CHECK		\$33.00	\$885,552.02
12/03	LOCK BOX DEPOSIT		\$2,186.20	\$887,738.22
12/03	ACH DEBIT CYBERSRC BKCD DEPST 251203 8640000861917	-\$36.60		\$887,701.62
12/03	CHECK 248	-\$65,050.00		\$822,651.62
12/04	ACH CREDIT CYBERSRC BKCD DEPST 251204 8640000861917		\$369.04	\$823,020.66
12/04	ACH CREDIT GRAND PANAMA BEA Settlement 251204 000025677304354		\$3,356.56	\$826,377.22
12/04	ACH CREDIT ClickPay STL CC CP STL CC 251203 68982045		\$7,558.92	\$833,936.14
12/04	ACH CREDIT ClickPay STL ACH CP STL ACH 251203 69018946		\$37,235.17	\$871,171.31
12/04	ACH CREDIT VANCO PAYMENTS GATEWAY 251204 XX1V5DTV7HZ10T		\$839.88	\$872,011.19
12/04	LOCK BOX DEPOSIT		\$5,709.00	\$877,720.19
12/05	ACH CREDIT CYBERSRC BKCD DEPST 251205 8640000861917		\$162.86	\$877,883.05
12/05	ACH CREDIT ClickPay STL CC CP STL CC 251204 69089724		\$2,347.96	\$880,231.01
12/05	ACH CREDIT GRAND PANAMA BEA Settlement 251205 000025687358846		\$2,586.00	\$882,817.01
12/05	ACH CREDIT ClickPay STL ACH CP STL ACH 251204 69119122		\$3,753.00	\$886,570.01
12/05	ACH CREDIT ClickPay STL ACH CP STL ACH 251204 69114443		\$26,037.85	\$912,607.86
12/05	LOCK BOX DEPOSIT		\$2,119.37	\$914,727.23
12/05	ACH DEBIT FSR FL ACCT PAY RECEIVABLE 251205	-\$150.00		\$914,577.23
12/05	CHECK 246	-\$4,048.00		\$910,529.23
12/08	ACH CREDIT		\$53.40	\$910,582.63

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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	CYBERSRC BKCD DEPST 251208 8640000861917			
12/08	ACH CREDIT CYBERSRC BKCD DEPST 251208 8640000861917		\$315.57	\$910,898.20
12/08	ACH CREDIT ClickPay STL CC CP STL CC 251205 69202639		\$1,508.08	\$912,406.28
12/08	ACH CREDIT GRAND PANAMA BEA Settlement 251208 000025705889298		\$1,898.80	\$914,305.08
12/08	ACH CREDIT ClickPay STL ACH CP STL ACH 251205 69227932		\$22,006.06	\$936,311.14
12/08	ACH DEBIT VERIZON WIRELESS PAYMENTS 251208 054225525700001	-\$54.08		\$936,257.06
12/08	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*252*251205* COASTAL WASTE AND RECYCLING INC\1950 76819\152286686\19	-\$589.53		\$935,667.53
12/08	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*251*251205* BURG LAW PA\195076 903\152206895\1950 76903	-\$1,560.00		\$934,107.53
12/08	CHECK 237	-\$4,673.76		\$929,433.77
12/08	CHECK 247	-\$4,673.76		\$924,760.01
12/08	CHECK 254	-\$14,317.68		\$910,442.33
12/09	ACH CREDIT ClickPay STL CC CP STL CC 251208 69306764		\$5,285.50	\$915,727.83
12/09	ACH CREDIT ClickPay STL ACH CP STL ACH 251208 69429809		\$23,007.53	\$938,735.36
12/09	LOCK BOX DEPOSIT		\$12,750.00	\$951,485.36
12/09	ACH DEBIT AUTHNET GATEWAY BILLING 251209 146200878	-\$33.00		\$951,452.36
12/10	ACH CREDIT CYBERSRC BKCD DEPST 251210 8640000861917		\$320.43	\$951,772.79
12/10	ACH CREDIT ClickPay STL CC CP STL CC 251209 69454488		\$2,957.72	\$954,730.51
12/10	ACH CREDIT ClickPay STL ACH CP STL ACH 251209 69471781		\$4,918.77	\$959,649.28
12/10	ACH CREDIT CYBERSRC BKCD DEPST 251210 8640000861917		\$53.40	\$959,702.68
12/10	ACH CREDIT CYBERSRC BKCD DEPST 251210 8640000861917		\$252.46	\$959,955.14
12/10	ACH CREDIT		\$1,078.89	\$961,034.03

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Wayne, NJ 07474-0558

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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	GRAND PANAMA BEA Settlement 251210 000025733171902			
12/10	ACH CREDIT		\$2,977.00	\$964,011.03
	GRAND PANAMA BEA Settlement 251210 000025733171914			
12/10	ACH DEBIT	-\$363,551.75		\$600,459.28
	FOUNDATION RISK PAYMENTS 251210 28162879			
12/10	CHECK 253	-\$1,485.00		\$598,974.28
12/10	CHECK 250	-\$5,006.53		\$593,967.75
12/11	ACH CREDIT		\$4,418.44	\$598,386.19
	GRAND PANAMA BEA Settlement 251211 000025741536654			
12/11	ACH CREDIT		\$1,336.40	\$599,722.59
	ClickPay STL ACH CP STL ACH 251210 69520416			
12/11	ACH CREDIT		\$1,988.00	\$601,710.59
	ClickPay STL ACH CP STL ACH 251210 69523955			
12/11	ACH DEBIT	-\$58.05		\$601,652.54
	CYBERSRC BKCD DEPST 251211 8640000861917			
12/12	ACH CREDIT		\$271.88	\$601,924.42
	CYBERSRC BKCD DEPST 251212 8640000861917			
12/12	ACH CREDIT		\$839.88	\$602,764.30
	ClickPay STL CC CP STL CC 251211 69540337			
12/12	ACH CREDIT		\$2,408.20	\$605,172.50
	GRAND PANAMA BEA Settlement 251212 000025747279554			
12/15	ACH CREDIT		\$33.98	\$605,206.48
	CYBERSRC BKCD DEPST 251215 8640000861917			
12/15	ACH CREDIT		\$524.34	\$605,730.82
	CYBERSRC BKCD DEPST 251215 8640000861917			
12/16	ACH CREDIT		\$668.20	\$606,399.02
	GRAND PANAMA BEA Settlement 251216 000025774724438			
12/16	ACH CREDIT		\$2,806.01	\$609,205.03
	ClickPay STL ACH CP STL ACH 251215 69648892			
12/16	LOCK BOX DEPOSIT		\$1,418.55	\$610,623.58
12/16	ACH DEBIT	-\$673.52		\$609,950.06
	FPL NORTHWEST FL ELEC PYMTS 251216			
12/16	ACH DEBIT	-\$48.74		\$609,901.32
	FPL NORTHWEST FL ELEC PYMTS 251216			
12/16	ACH DEBIT	-\$64.06		\$609,837.26
	FPL NORTHWEST FL ELEC PYMTS 251216			
12/16	ACH DEBIT	-\$185.00		\$609,652.26

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P.O. Box 558  
Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
12/16	AVIDPAY SERVICE AVIDPAY REF*CK*257*251215* COX POOLS COMMERIC AL LLC\195959966\1 53261635\195959966	-\$297.44		\$609,354.82
12/16	FPL NORTHWEST FL ELEC PYMTS 251216 ACH DEBIT	-\$2,553.58		\$606,801.24
12/16	AVIDPAY SERVICE AVIDPAY REF*CK*258*251215* ULINE INC\19595999 4\153261646\195959 994	-\$3,697.29		\$603,103.95
12/16	FPL NORTHWEST FL ELEC PYMTS 251216 ACH DEBIT	-\$3,740.22		\$599,363.73
12/16	FPL NORTHWEST FL ELEC PYMTS 251216 ACH DEBIT	-\$3,341.00		\$596,022.73
12/17	ClickPay RTN ACH CP RTN ACH 251215 69654644		\$140.79	\$596,163.52
12/17	ACH CREDIT CYBERSRC BKCD DEPST 251217 8640000861917		\$398.10	\$596,561.62
12/17	ACH CREDIT CYBERSRC BKCD DEPST 251217 8640000861917		\$514.63	\$597,076.25
12/17	ACH CREDIT ClickPay STL ACH CP STL ACH 251216 69674615		\$1,988.00	\$599,064.25
12/17	ACH CREDIT ClickPay STL ACH CP STL ACH 251216 69672665		\$3,187.83	\$602,252.08
12/17	ACH DEBIT ClickPay RTN ACH CP RTN ACH 251216 69675640	-\$2,656.20		\$599,595.88
12/17	CHECK 259	-\$9,658.11		\$589,937.77
12/18	ACH CREDIT ClickPay STL ACH CP STL ACH 251217 69693340		\$668.20	\$590,605.97
12/18	ACH CREDIT CYBERSRC BKCD DEPST 251218 8640000861917		\$907.88	\$591,513.85
12/18	ACH DEBIT FSR FL ACCT PAY RECEIVABLE 251218	-\$3,037.35		\$588,476.50
12/18	ACH DEBIT FSR FL ACCT PAY RECEIVABLE 251218	-\$14,065.18		\$574,411.32
12/18	CHECK 256	-\$1,200.00		\$573,211.32
12/19	ACH CREDIT ClickPay STL ACH CP STL ACH 251218 69712118		\$6,025.53	\$579,236.85
12/19	ACH CREDIT GRAND PANAMA BEA Settlement 251219 000025796279030		\$1,918.77	\$581,155.62

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P.O. Box 558  
Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
12/19	ACH DEBIT CYBERSRC BKCD DEPST 251219 8640000861917	-\$180.66		\$580,974.96
12/22	ACH CREDIT CYBERSRC BKCD DEPST 251222 8640000861917		\$535.52	\$581,510.48
12/22	ACH CREDIT CYBERSRC BKCD DEPST 251222 8640000861917		\$802.66	\$582,313.14
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*269*251219* TIGER NATURAL GAS INC\196563062\1539 89199\196563062	-\$4.48		\$582,308.66
12/22	ACH DEBIT CYBERSRC BKCD CRGBK 251222 8640000861917	-\$105.00		\$582,203.66
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*270*251219* CENTURY FIRE PROTE CTION\196562981\15 3989184\196562981	-\$2,140.00		\$580,063.66
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*272*251219* NETWORK SOLUTIONS INC\196563066\1539 89200\196563066	-\$9,148.50		\$570,915.16
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*271*251219* L LANCE SECURITY S ERVICE LLC\1965630 21\153949273\19656	-\$9,319.70		\$561,595.46
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*273*251219* BECI\196562994\153 989190\196562994	-\$9,800.00		\$551,795.46
12/22	CHECK 268	-\$10,000.00		\$541,795.46
12/22	CHECK 275	-\$529,108.08		\$12,687.38
12/23	ACH CREDIT GRAND PANAMA BEA Settlement 251223 000025821438106		\$1,087.89	\$13,775.27
12/24	ACH CREDIT CYBERSRC BKCD DEPST 251224 8640000861917		\$271.14	\$14,046.41
12/24	ACH CREDIT CYBERSRC BKCD DEPST 251224 8640000861917		\$504.09	\$14,550.50
12/24	ACH CREDIT CYBERSRC BKCD DEPST 251224 8640000861917		\$665.12	\$15,215.62
12/24	ACH CREDIT GRAND PANAMA BEA Settlement 251224 000025828056750		\$31,028.69	\$46,244.31
12/24	DEPOSIT		\$839.88	\$47,084.19
12/26	ACH CREDIT		\$721.77	\$47,805.96

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Wayne, NJ 07474-0558

Account Number:  
Statement Date:  
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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	CYBERSRC BKCD DEPST 251226 8640000861917			
12/26	ACH CREDIT ClickPay STL ACH CP STL ACH 251224 69801010		\$892.87	\$48,698.83
12/26	ACH CREDIT CYBERSRC BKCD DEPST 251226 8640000861917		\$1,679.80	\$50,378.63
12/29	ACH CREDIT GRAND PANAMA BEA Settlement 251229 000025844676814		\$1,356.40	\$51,735.03
12/29	ACH CREDIT CYBERSRC BKCD DEPST 251229 8640000861917		\$1,141.19	\$52,876.22
12/29	ACH CREDIT CYBERSRC BKCD DEPST 251229 8640000861917		\$1,471.04	\$54,347.26
12/29	ACH CREDIT ClickPay STL ACH CP STL ACH 251226 69836382		\$2,147.02	\$56,494.28
12/29	CHECK 276	-\$8,941.79		\$47,552.49
12/30	ACH CREDIT ClickPay STL ACH CP STL ACH 251229 69908603		\$9,074.80	\$56,627.29
12/30	ACH CREDIT GRAND PANAMA BEA Settlement 251230 000025859522234		\$11,042.92	\$67,670.21
12/30	ACH DEBIT U.S. BANK AUTOPAY 251229 448473000139016	-\$5,968.30		\$61,701.91
12/31	ACH CREDIT ClickPay STL ACH CP STL ACH 251230 69960633		\$470.64	\$62,172.55
12/31	ACH CREDIT CYBERSRC BKCD DEPST 251231 8640000861917		\$1,006.85	\$63,179.40
12/31	ACH CREDIT CYBERSRC BKCD DEPST 251231 8640000861917		\$1,200.39	\$64,379.79
12/31	ACH CREDIT CYBERSRC BKCD DEPST 251231 8640000861917		\$3,391.14	\$67,770.93
12/31	ACH CREDIT ClickPay STL ACH CP STL ACH 251230 69957276		\$4,368.85	\$72,139.78
<b>Ending Balance</b>				<b>\$72,139.78</b>

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Wayne, NJ 07474-0558

Account Number:  
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CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
12/08	237	\$4,673.76	12/08	254	\$14,317.68
12/05	246*	\$4,048.00	12/18	256*	\$1,200.00
12/08	247	\$4,673.76	12/17	259*	\$9,658.11
12/03	248	\$65,050.00	12/22	268*	\$10,000.00
12/10	250*	\$5,006.53	12/22	275*	\$529,108.08
12/10	253*	\$1,485.00	12/29	276	\$8,941.79

(\*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00

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Account Number:

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P.O. Box 558  
Wayne, NJ 07474-0558

**To Reconcile Your Account**

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

**Balance Reconciliation**

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

**Finance Charge Computation For Personal Line Of Credit**

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

**In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions**

**A. Pursuant To The Federal Fair Credit Billing Act**

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**B. Under Applicable State Law**

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

**In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)**

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

**For additional terms and conditions applicable to your account statement, please refer to your account agreement.**



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P.O. Box 558  
Wayne, NJ 07474-0558

Last Statement:  
Statement Ending:  
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December 31, 2025  
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1 M0656BLK010126103847 51 000000000 9760 002



GRAND PANAMA BEACH RESORT CONDOMINIUM  
ASSOCIATION INC  
RESERVES ACCOUNT  
C/O FIRSTSERVICE RESIDENTIAL FLORIDA INC  
1601 SW 80TH TER  
PLANTATION FL 33324

Email: [contactus@valley.com](mailto:contactus@valley.com)  
Visit Us Online: [www.valley.com](http://www.valley.com)  
Mail To: 1720 Route 23, Wayne, NJ 07470

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## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX2907

SUMMARY FOR THE PERIOD: 12/01/25 - 12/31/25

GRAND PANAMA BEACH RESORT CONDOMINIUM

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$3,348,296.31		\$73,870.34		\$48,532.00		\$3,373,634.65

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$3,348,296.31
12/03	LOCK BOX DEPOSIT		\$65,050.00	\$3,413,346.31
12/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*4*251219*SY STEM SERVICE AND E NGINEERING INC\196 562989\153989187\1	-\$48,532.00		\$3,364,814.31
12/31	INTEREST CREDIT		\$8,820.34	\$3,373,634.65
<b>Ending Balance</b>				<b>\$3,373,634.65</b>

### INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$3,393,494.00	Annual % Yield Earned	3.10%
Year-to-Date Interest Paid	\$27,510.63	Interest Paid	\$8,820.34



### OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00
Total Return Fees	\$0.00	\$0.00





Account Number:

XXXXXX2907

Statement Date:

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P.O. Box 558  
Wayne, NJ 07474-0558

**To Reconcile Your Account**

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges [including automatic deductions] which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

**Balance Reconciliation**

1 Enter ending statement balance	
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3 Total (1 plus 2 above)	
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5 Balance (3 less 4 should equal checkbook balance)	

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**In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions**

**A. Pursuant To The Federal Fair Credit Billing Act**

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at [contactus@valley.com](mailto:contactus@valley.com). We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can,

why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

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**For additional terms and conditions applicable to your account statement, please refer to your account agreement.**

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# Optimizing the financial health of our communities



## Exclusive monthly rates

### Best money market account rate

3.45%

### Top 10 money market account average rate

3.27%

### CDs

#### Term

6M:	3.60%
9M:	3.55%
12M:	3.55%
18M:	3.60%
24M:	3.70%
36M:	3.75%

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With over 35 long-term banking partners and a secure management signer process, we're able to securely manage reserve funds of up to **\$100M** at a rate of **3x the industry average**.

**Let our dedicated team of financial experts find and create customized solutions that meet your community's unique needs.**

Find out how we can help maximize your investment, connect with us today.

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DISCLOSURE: The rates posted above are effective as of 01/05/2026, are subject to availability, and may change at any time without notice. FirstService Financial, an affiliate of your management company, FirstService Residential, receives compensation from partner financial institutions for our assistance with the development, placement, servicing, and maintenance of their banking products. FirstService Financial will only place client funds in Financial Institutions that are protected by the Federal Deposit Insurance Corporation (FDIC), which insures deposits up to the maximum amount allowed by law, currently \$250,000 per depositor, per insured bank.